



9 Milton Street, Brixham, Devon, TQ5 0BX  
House - Terraced  
£875 Per Calendar Month

**boyce**brixham  
email [lettings@ljboyce.co.uk](mailto:lettings@ljboyce.co.uk) call 01803 856112

A 2 bedroom Mid-terrace house, with 2 good size double bedrooms and family bathroom. The property is over 3 floors. Entrance porch leading into open plan lounge / kitchen with feature fireplace. Stairs leading to 1st floor landing and bedroom 1. Second staircase leading to top floor bathroom and bedroom 2. Access to rear courtyard from kitchen. The property is within walking distance to Eden Primary School and local Spar with Post Office. On the local Bus route taking you into Brixham town centre or out to Kingswear / Dartmouth.



- 2 Bedroom Cottage Set Over 3 Floors
- Rear Courtyard
- Gas Central Heating
- Deposit £1,005.00

- Open Plan Lounge/Kitchen
- uPVC Double Glazed Windows
- Holding Deposit £201.00
- Council Tax Band - A

Agents Note: A parking space maybe available to rent as a separate transaction in the industrial estate just off Horsepool Street.

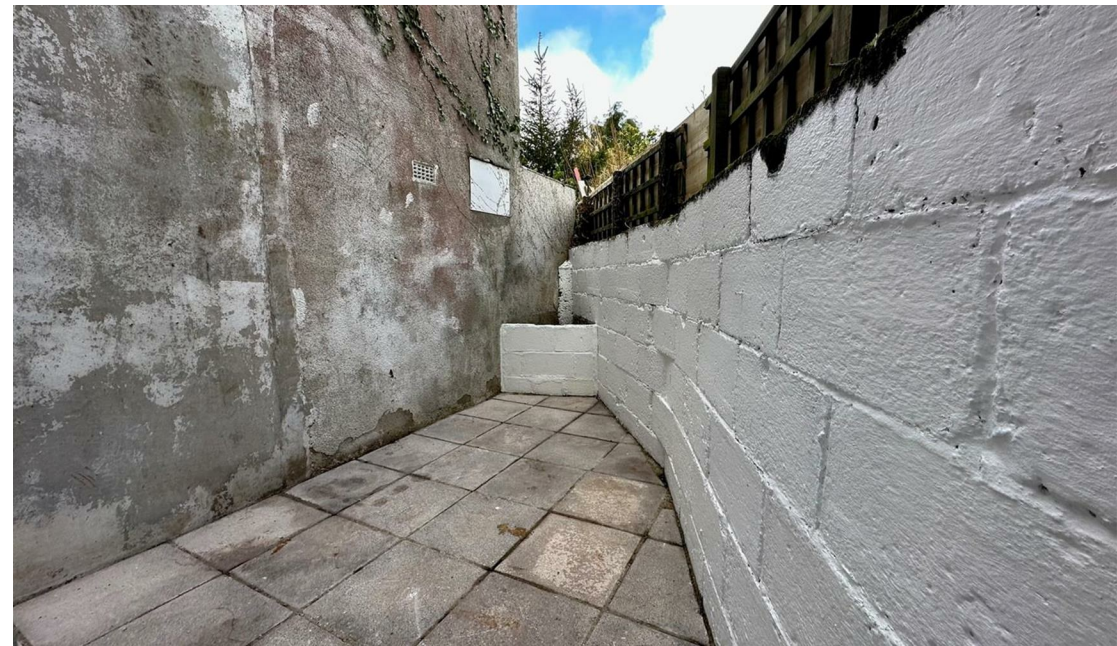
In order to qualify for a tenancy, the total annual income between tenants is a minimum of 30 times the monthly rent. A holding deposit of one week's rent secures the property whilst we process referencing. This is used towards your first months rent when tenancy starts. Should you fail referencing or break the contract, payment is withheld. The deposit for the tenancy is 5 weeks rent. The rent and deposit must be cleared in our account before the tenancy starts.



Council Tax Band: A



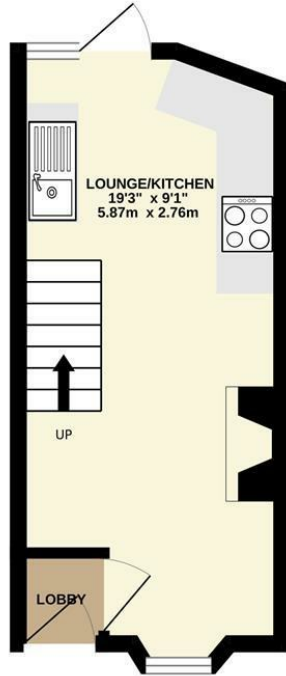
**boyce**brixham  
 email [lettings@ljboyce.co.uk](mailto:lettings@ljboyce.co.uk) call 01803 856112



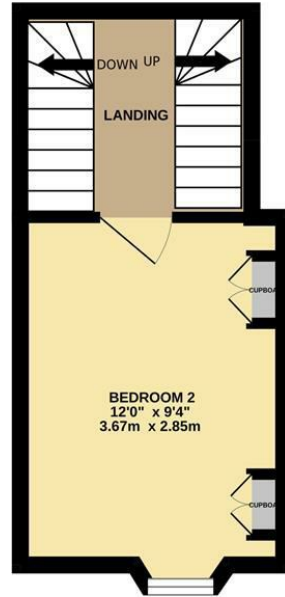
**boyce**brixham

email [lettings@ljboyce.co.uk](mailto:lettings@ljboyce.co.uk) call 01803 856112

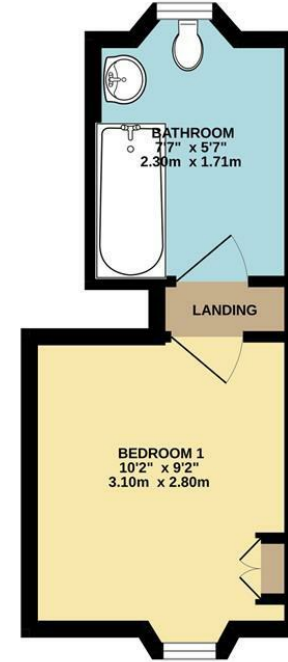
GROUND FLOOR  
181 sq.ft. (16.8 sq.m.) approx.



1ST FLOOR  
170 sq.ft. (15.8 sq.m.) approx.



2ND FLOOR  
165 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Find us on



Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

**boyce**brixham

email [lettings@ljboyce.co.uk](mailto:lettings@ljboyce.co.uk) call 01803 856112