



13a Fore Street, Brixham, TQ5 8AA
Flat - First Floor
£825 Per Calendar Month

boycebrixham
email lettings@ljboyce.co.uk call 01803 856112

A first floor 2 bedroom flat which benefits from a modern fitted kitchen, living room, study, 2 bedrooms and a shower room. The kitchen area benefits from built-in oven and hob. The property is located in a convenient central location in the town centre close to all local amenities and the bustling harbour.

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.



- First Floor 2 Bedroom Flat
- Modern Shower Room
- UPVC Double Glazing
- Deposit £950.00

- Modern Kitchen/Lounge Area
- Electric Heating
- Holding Deposit £190.00
- Council Tax Band B



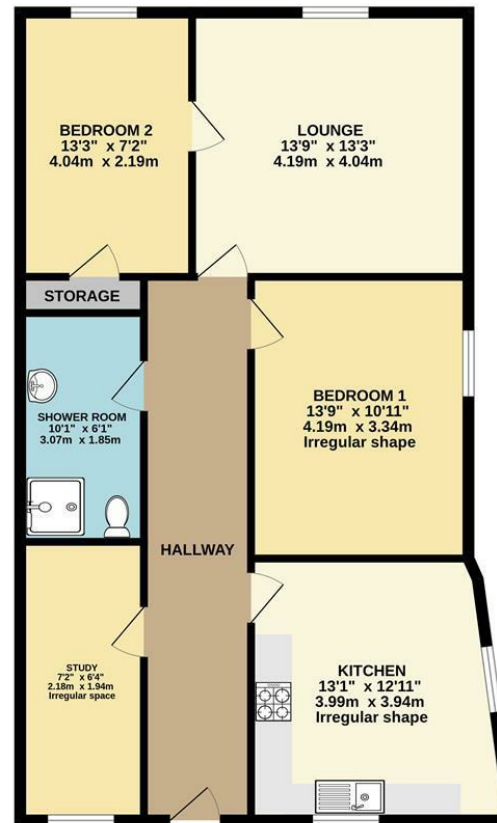
Council Tax Band: B



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FIRST FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 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.
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Current EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(39-48) F			
(21-38) G			
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.

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