



55 Elm Road, Brixham, TQ5 0DH
House - Semi-Detached
£1,100 Per Calendar Month

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

A lovely family home in an elevated cul-de-sac that enjoys open views across the top of the town and surrounding countryside. Recently refurbished to a very high standard including decor, flooring, quality kitchen and bathroom. Outside the rear tiered garden has been landscaped.

The property can be found in the sought after location with easy access to great schools and nearby shops and parks.

The property is accessed via a few steps to the front door where you gain access into an entrance vestibule, this opens up into the light and bright dual aspect lounge with stairs rising to a great size kitchen diner, from here you can access the garden. The split landing leads to two bedrooms, the larger of which has a good size built in cupboard and open storage to the side. Above this level there is a good size second bedroom with bathroom to the side.

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.



- Gas Central Heating
- Lovely Open Views
- Separate Lounge
- Holding Fee £253
- EPC - D

- Long Driveway
- Good Size Garden
- Smart Kitchen Diner
- Deposit £1269.00
- Torbay Council Tax Band B



Council Tax Band: B



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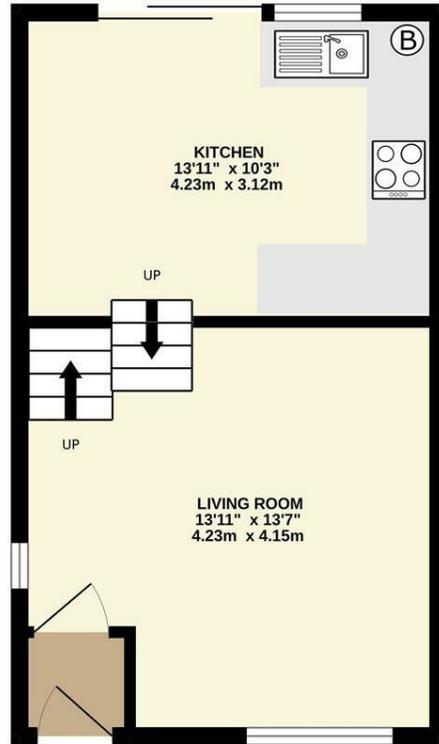
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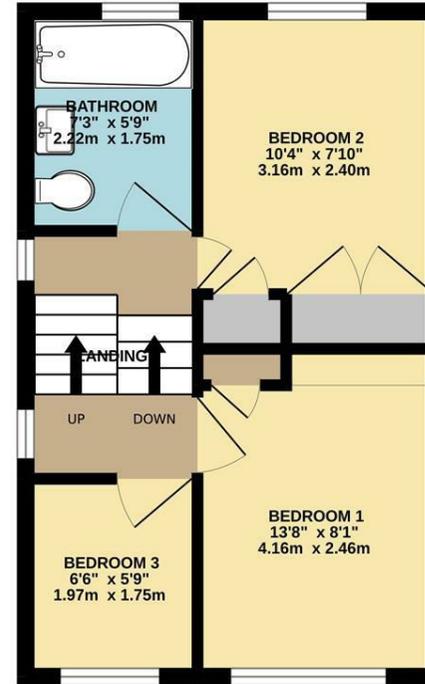
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GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



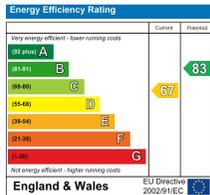
1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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: D



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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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