



Flat E Rockmount, 12 Rea Barn Road, Brixham, Devon, TQ5 9DU
Maisonette
£675 Per Calendar Month

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

Situated within half a mile of Brixham town centre and harbour, is this 1 bedroomed ground floor maisonette. Access to the town centre and harbour is quick and direct with all the pubs, cafés and restaurants around the harbour just a short walk away.

The property has its own separate entrance opening into the lounge which gives access through to a modernised kitchen at the rear. On the first floor there is the main bedroom plus a smaller separate room which would make an ideal office/hobbies room and there is a modern 4 piece bathroom suite. There is an allocated parking space to the rear of the building.

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.



- Ground Floor Maisonette
- Gas Central Heating
- Parking Space
- Holding Deposit £155.00

- Lounge + Modern Kitchen
- Bedroom + Study/Office
- EPC - C
- Deposit £775.00

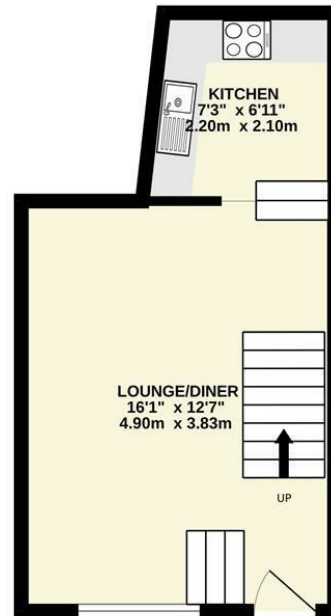


Council Tax Band: A



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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: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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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