



15 Westfield Close, Brixham, TQ5 0ED
House - Terraced
£1,100 Per Calendar Month

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

A recently re decorated well presented family home with 3 bedrooms. Situated at the end of a cul-de-sac. Convenient for the local amenities at St. Mary's Square and schools including St Margaret Clitherow Catholic Primary School & Eden Park Primary School.

The accommodation on the ground floor comprises of lounge, modern fitted kitchen/dining room and WC, with a rear door giving access to the garden. Whilst on the first floor there are 3 bedrooms and a family bathroom.

The property has a good amount of internal space and storage and has the added benefit of front and rear gardens, gas central heating and UPVC double glazing. There is ample street parking available nearby with a good size common to the front.

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: B



- Well Presented 3 Bedroomed Terrace House
- Gas Central Heating & UPVC Double Glazing
- Downstairs Cloakroom/WC
- Deposit £1,269.00
- Front & Rear Gardens
- Modern Fitted Kitchen/Dining Room
- Holding Deposit £253.00
- Council Tax Band B

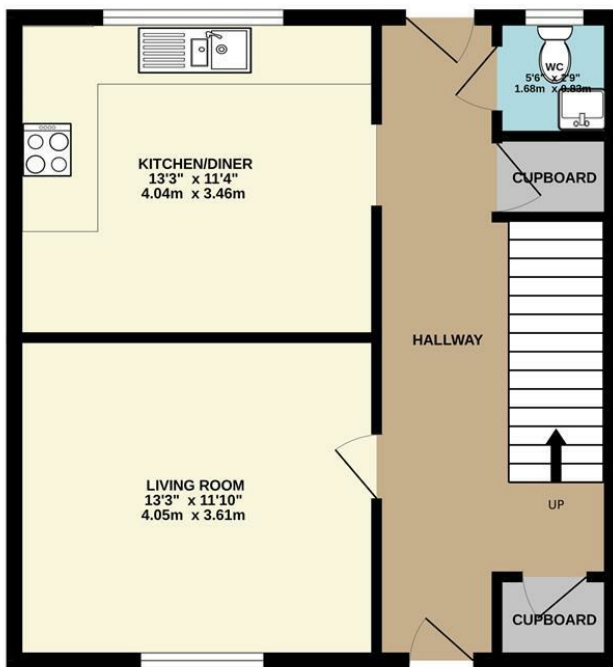




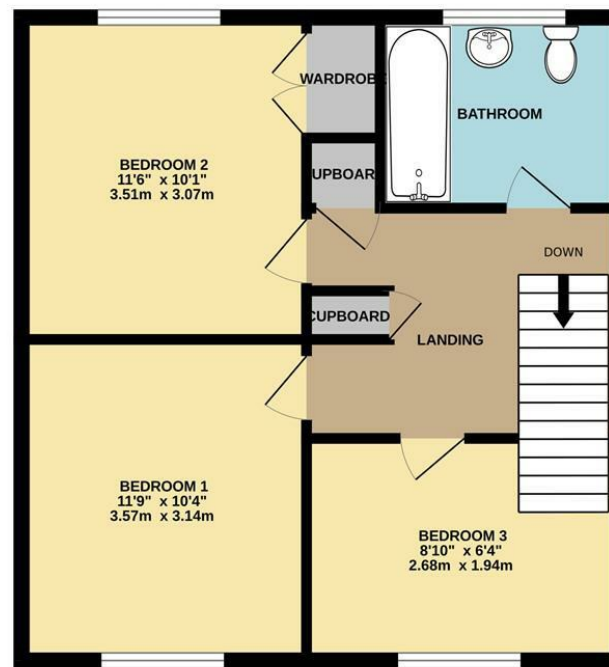
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GROUND FLOOR

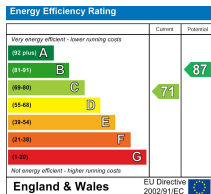


1ST FLOOR



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



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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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