36 Sharkham Drive, Brixham, TQ5 9FU

House - Detached

£2,500 Per Calendar Month

boycebrixham

email lettings@ljboyce.co.uk call 01803 856112

A stunning four/five bedroom modern Detached Town House with sea and coastal views, located at the base of the development with access onto the stunning Area of Outstanding Natural Beauty (AONB) and Natural England Site of Special Scientific Interest (SSSI), with the South West Coastal Path located adjacent to the development.

This impressive house is one of the largest homes on the development, arranged over 4 spacious floors. Sharkham Drive forms the last part of this exclusive development and enjoys one of the best positions available in Brixham. The town centre is located approximately one mile from the property, with its array of shops, cafes, restaurants, and the bustling harbour with an excellent marina for those keen to have a boat nearby. There is a regular bus service that runs through Sharkham Village, and a convenience store can be found only a brief walk away.

Upon entering the property you are greeted with a spacious entrance hallway, separate WC and a modern, spacious kitchen/diner with some built in appliances.

On the lower ground level is a side entrance door, a very useful large utility/ laundry room with a shower, spacious bedroom 2 with dressing area and ensuite, double doors from the bedroom gives access to the rear of the property.

On the first floor level is a spacious lounge giving access to the balcony area enjoying sea and coastal views, spacious bedroom 3 and a family bathroom. The top floor is where you will find the main bedroom with an en suite, bedroom 4 and bedroom 5/study.

The property benefits from having a garage, additional parking space, large rear patio with water feature, sea and coastal views.

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: F

5 3 1

- Stunning 4/5 Bedroom Town House
- Large Living Room & Modern Fitted Kitchen
- Garage & Parking Space
- Deposit £2,884.00
- 2 En Suites & Family Bathroom
- Countryside & Sea Views
- Holding Deposit £576.00
- Council Tax Band F

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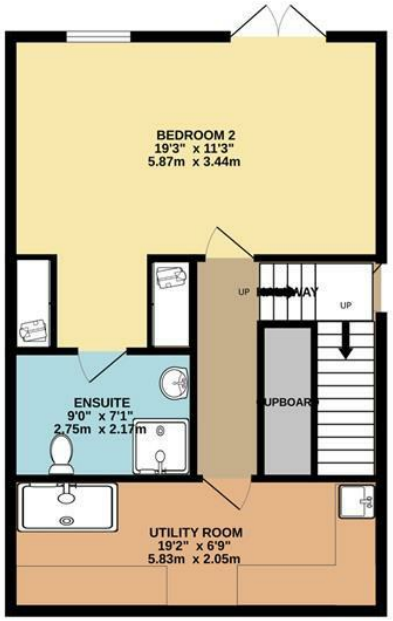
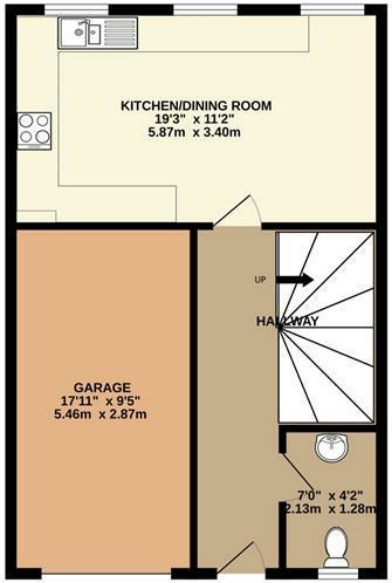
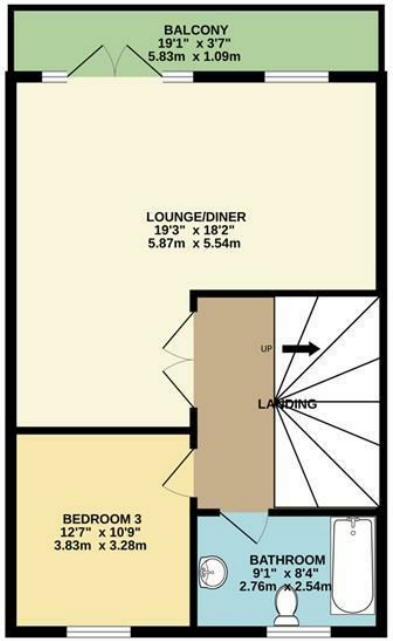
LOWER GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



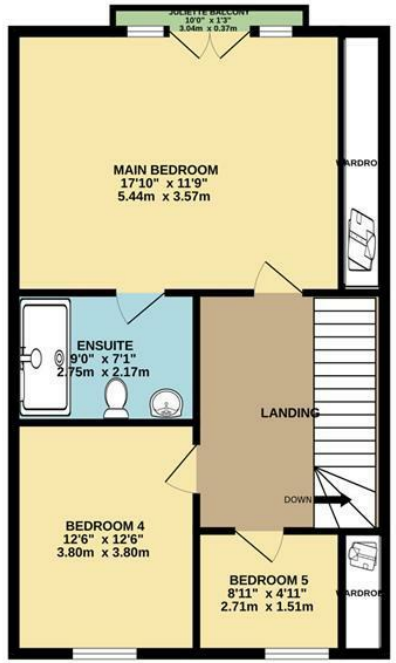
GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



2ND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 2282 sq.ft. (212.0 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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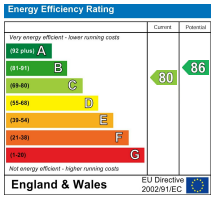
Current EPC Rating: C



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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