



11 Bolton Court Windmill Hill, Brixham, TQ5 9DR
Flat - Purpose Built
£900 Per Calendar Month

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

An opportunity to rent a two bed roomed flat, located in a most central and convenient location. Close to local shops and just a quarter of a mile to the town centre and waterfront. Number 11 has been recently decorated with the addition of new carpets fitted throughout. There are two bedrooms, bathroom/wc and an open plan living space including a modern fitted kitchen with built-in oven and hob.

Outside, there is an allocated parking space in the private car park on the ground floor, accessed via the slipway to the front of the building. Here there is also gated access onto Mount Pleasant Road, further reducing the walk into the town and 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.

Council Tax Band: A



- 2 Bedroomed Mid Floor Flat
- Allocated Parking Space
- Convenient Location, Close to Town
- Holding Deposit £207.00

- Newly Decorated & New Carpets Fitted
- Modern Fitted Kitchen
- Council Tax Band A
- Deposit £1,035.00



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499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 499 sq.ft. (46.3 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown and no guarantee as to their availability or efficiency can be given.
 Made with Metagen 11/2015

Current EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	83
(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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