



The Old Sail Loft, 11 Higher Street, Brixham, TQ5 8HJ
House - Semi-Detached
£1,200 Per Month

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

Tucked away on Higher Street the harbour and town centre are just a 5-minute stroll away, while the South West Coast Path winds in either direction—towards Berry Head Country Park on one side, and Brixham’s famous coves on the other.

The property is deceptively spacious and is spread across three floors. The accommodation on entrance level is a spacious lounge/dining room with patio doors opening out onto a private terrace, modern fitted kitchen with built in appliances and a separate WC.

The second floor hosts bedroom 1 with built in wardrobes, en suite bathroom and bedroom 4.

The ground floor hosts bedroom 2 with ensuite shower room, family bathroom and bedroom 3 with built in wardrobes.

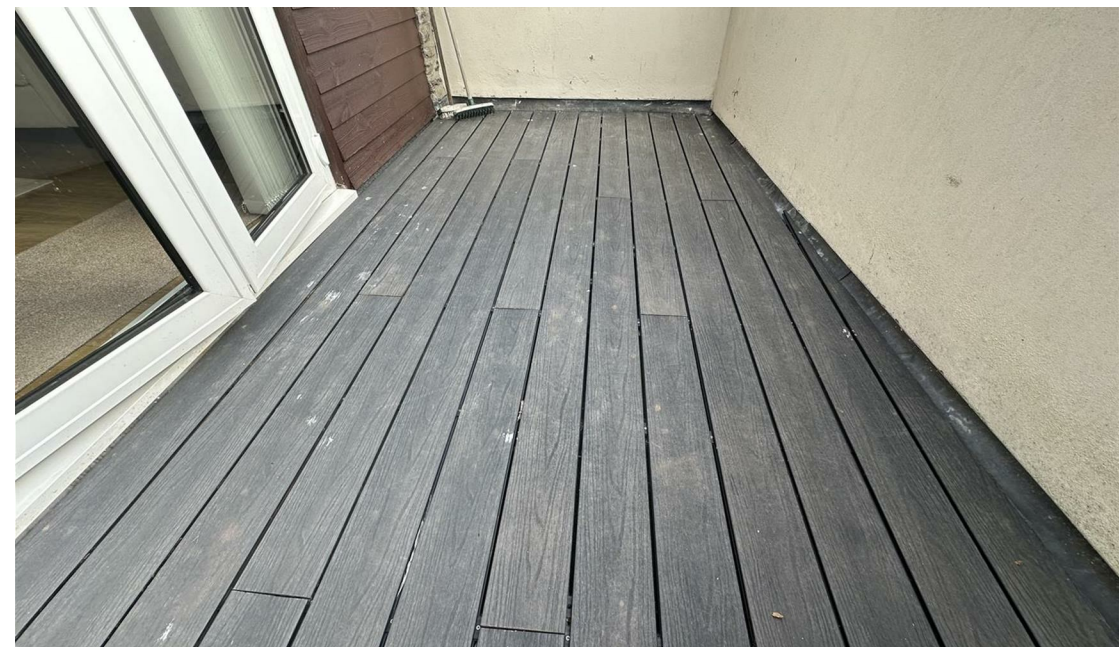
In order to qualify for a tenancy, the total annual income between tenants is a minimum of 30 times the monthly rent. A holding deposit of one week’s rent secures the property whilst we process referencing. This is used towards your first months rent when tenancy starts. Should you fail referencing or 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:

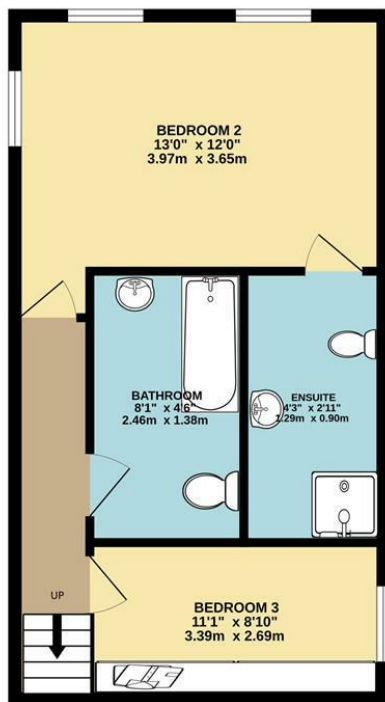


- Four Bedroomed Town House
- UPVC Double Glazing & Gas Central Heating
- En Suite to Bedrooms 1 & 2, Family Bathroom & Separate WC
- Deposit £1,380.00
- Private Sun Terrace
- Modern Kitchen with built in Appliances
- Holding Deposit £276.00
- Council Tax Band TBC

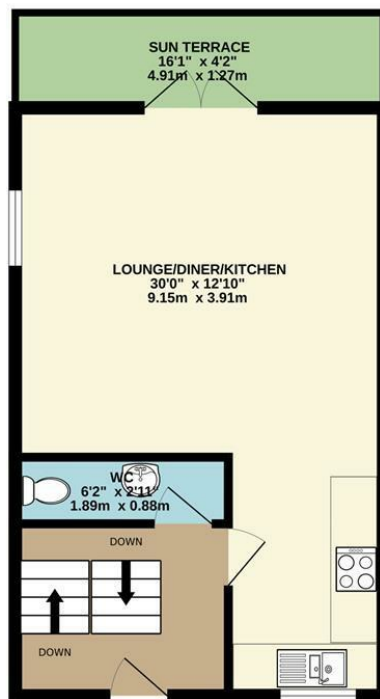




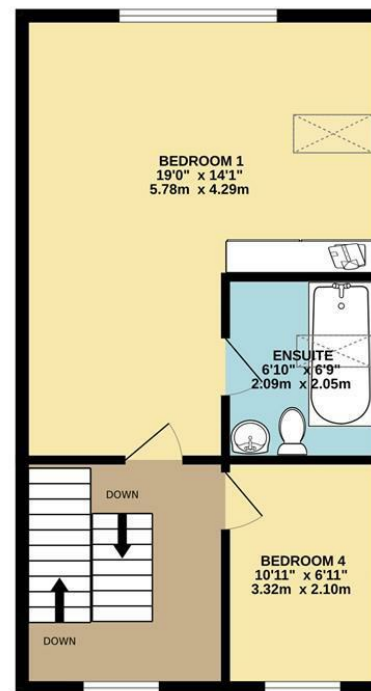
GROUND FLOOR



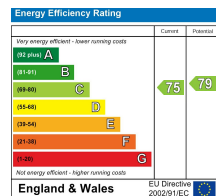
1ST FLOOR



2ND FLOOR



Current EPC Rating: C



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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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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