



37 Brookdale Court, Brookdale Close, Central Area, Brixham, Devon, TQ5 9JW  
House - Terraced  
£875 Per Calendar Month

**boyce**brixham  
email [lettings@ljboyce.co.uk](mailto:lettings@ljboyce.co.uk) call 01803 856112



Located less than half a mile level walk from the Harbour and Waterfront and enjoying quick-and-easy access in-and-out of Brixham via the main New Road. Within a mile are many amenities and most shops etc. There are many beautiful coastal walks & beaches within a two mile radius.

This modernised two bedroom town house offers the rarity of parking via the useful Car Port (also housing extra storage), two double bedrooms, lounge/diner enjoys a nice sunny aspect to the front of the property, modern fitted kitchen and bathroom (approximately 6 months old). There is a private patio area to the rear accessed from the kitchen.

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.



- Super Central Location
- Modern fitted Kitchen
- uPVC D/G and Gas C/H
- EPC Rating D
- Council Band B
- Integral Car Port
- Modern Fitted Bathroom
- Small Courtyard Garden
- Holding Deposit £201.00
- Deposit £1005



Council Tax Band: B

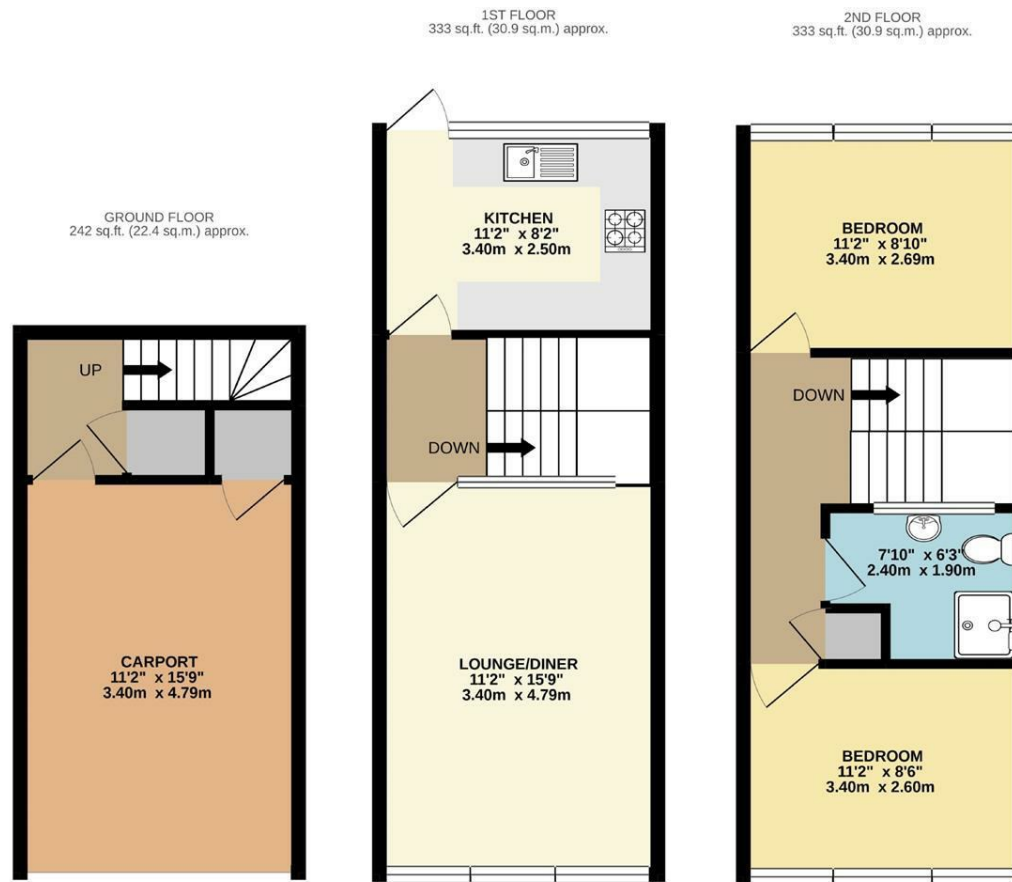


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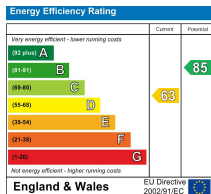




TOTAL FLOOR AREA : 908 sq.ft. (84.3 sq.m.) approx.

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: D



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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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