



1 Captains Rest, 67 Middle Street, Harbour Area, Brixham, Devon, TQ5 8EJ

Flat

£875 Per Calendar Month

**boyce**brixham

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

Captains Rest is a fantastic 2 bed apartment with level entry from Higher Street. The Harbour and waters edge are both literally a minutes leisurely stroll away with all that Brixham has to offer within easy reach. The property is located next to the main central car park and offers ease of access to all the central facilities and amenities including the main number 12 bus route which has access to the main line Paignton train station.

The property is accessed via a secure entrance lobby with number one accessed directly from this entrance. The apartment is very spacious and enjoys an open plan design to the principal living areas, the elevated and open position affords the apartment an abundance of light. The apartment is beautifully presented and ready to use with a smart modern fitted kitchen, contemporary bathroom suite, 2 double bedrooms with built in wardrobes and ample space for both lounge and dining furniture.

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.

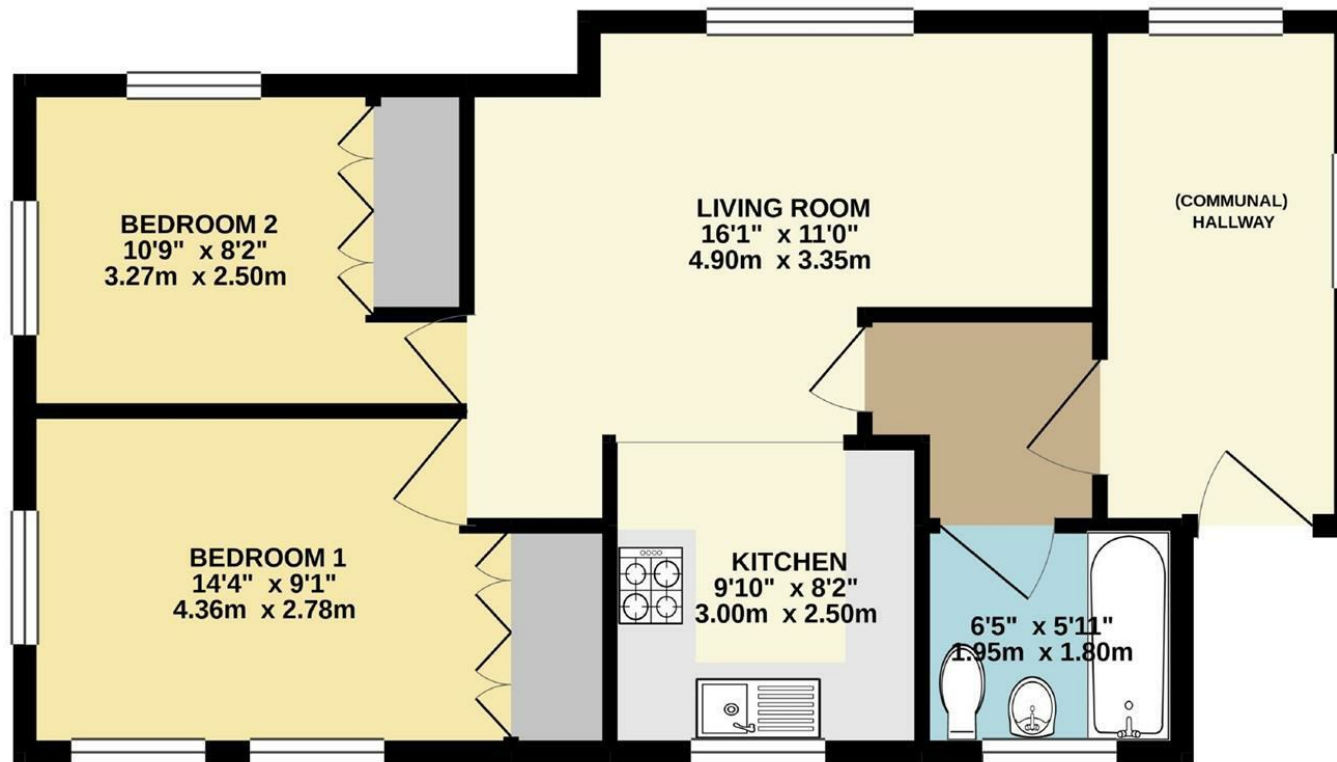
Council Tax Band: B



- 2 Double Bedrooms With Fitted Wardrobes
- Smart Modern Fitted Kitchen
- Level Entry Near To Harbour & Town Centre
- Holding Deposit £201.00
- Spacious Open Plan Living Room
- Modern Contemporary Family Bathroom
- Deposit £1009.00
- Council Tax Band B



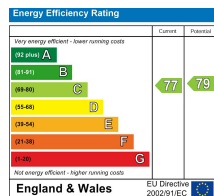




TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.

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



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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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