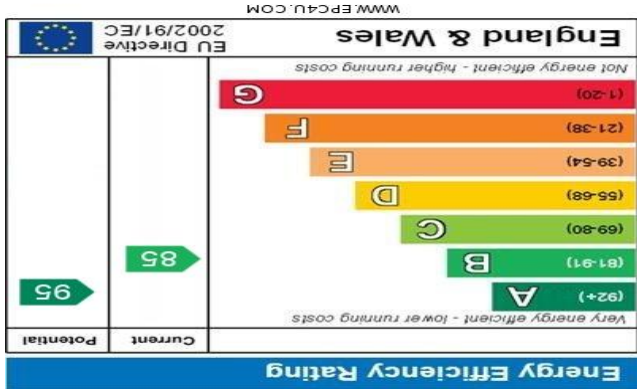




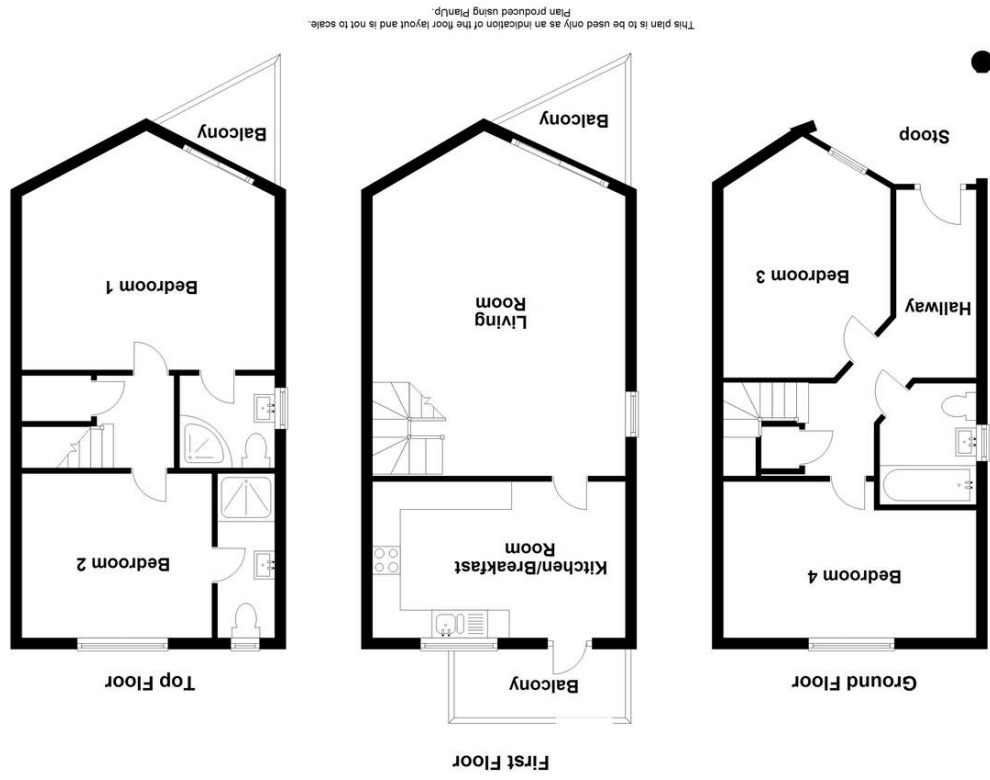
**OFFICE**  
 49 Hyde Road, Paignton,  
 Devon, TQ4 5BP  
 01803 521111 | info@propertyladderdevon.com  
 propertyladderdevon.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



How much is your house worth?  
 It may be more than you think!  
 Book your free no obligation  
 valuation today with  
**Property Ladder.**  
 Your Local Real Estate Agents.

CMP Money Protect  
 The Property Ombudsman  
 Zoopla Rightmove



**1 WALCOT PLACE,  
 HIGHER FURZEHAM ROAD, BRIXHAM, TQ5 8BJ** **£1,500 PCM**

A rare chance to rent a quality, FULLY FURNISHED townhouse with SEA VIEWS over Torbay. Over 3 stories accommodation comprises 4 Bedrooms, Living room, fitted K/Breakfast room, 3 Bathrooms, 3 balconies, rear Garden and 2 off road Parking Spaces. Built in 2018, it is one of only six located within a secure, gated development. Well positioned for access to the harbourside and the amenities of the town centre. It is also adjacent to Furzeham Green with its playing fields and public gardens.





## 1 WALCOT PLACE

FULLY FURNISHED TOWNHOUSE |

SECURE GATED DEVELOPMENT |

SEA VIEWS | 4 BEDROOMS |

2 E/S + BATHROOM | 3 BALCONIES |

SPACIOUS, AIRY LIVING ROOM | FULLY

FITTED QUALITY KITCHEN | SUNNY

REAR GARDENS | 12 MONTH LET



### EN-SUITE

Obscure double glazed window to the side of the property. A quality suite comprising wash hand basin set within useful vanity, glazed shower cubicle with fitted mixer shower, and low level concealed cistern WC. Towel radiator. Wall mirror. Tiled walls.

### BALCONY

Enjoys far reaching views across Furzeham Green and out to the Sea beyond. Stainless steel balustrading with inset glazed panels. Courtesy lighting. Composite decking.

### BEDROOM 2

Double glazed window with far reaching views across Brixham Town towards countryside in the distance. Central heating radiator. Door to:-

### EN-SUITE

Obscure double glazed window to the rear of the property. A quality suite comprising wash hand basin set within useful vanity, glazed shower cubicle with fitted mixer shower, and low level concealed cistern WC. Towel radiator. Wall mirror. Tiled walls and floors.

### OUTSIDE

To the front there is a sheltered stoop and small shrubbery. Two allocated off road Parking Spaces. Pathway leads around to the side and rear. The rear is a level, enclosed, south facing garden. Enclosed by

### ACCOMMODATION

Composite front door with obscure glazed inserts leads to :-

### RECEPTION HALLWAY

Stairs rising to the first floor. Useful understairs storage cupboard. Doors to :-

### BEDROOM 4

Double glazed window to the front of the property. Central heating radiator.

### BEDROOM 3

Double glazed window to the rear of the property. Central heating radiator.

### BATHROOM

Obscure double glazed window towards the side of the property. A quality, white 3 piece suite comprising wash hand basin set within useful vanity, bath with glazed shower screen and fitted electric shower over, low level concealed cistern low level WC. Towel radiator. Wall mirror. Tiled walls and floors. Extractor fan.

### LIVING ROOM

A spacious, airy room. Double glazed window and patio door looking out over, leading to the decked balcony enjoying views across Furzeham Green and the Sea. Central heating radiator. Further double glazed window to the side of the property. Stairs rise the top floor.

stone walling and timber fencing. Steps lead up to the rear balcony.

### THE DEVELOPMENT

Enjoying Sea Views out across Torbay from many rooms - Constructed around 2018 this spacious, fully furnished, 4 Bed Marine Town House set in a secure gated development not far from the Harbour and overlooks Furzeham Green. Its one of just 6 homes which are designed with open views it has sunny, south facing, level rear gardens and two allocated parking spaces. Inside there is a fully fitted kitchen, 3 balconies and 3 bathrooms (2 en suite) all fitted to a very high specification. Great for access both into and out of the town.

### AGENTS NOTES

The property is FULLY FURNISHED and is a Council Tax Band E. It has all mains services connected. Open reach postcode checker says that speeds of 70-80 Mbps are available in the street. You will need to have good all around references. Initially offered on a 12 month FIXED AST. You will need to show an income of circa £45000 per annum. You will require one months rent of £1500 plus a deposit of £1,730.76 to take up this tenancy. Due to the amount of stairs this property may not be suitable to those with mobility issues. 2 allocated Parking Spaces.

### BALCONY

Enjoys far reaching views across Furzeham Green and out to the Sea beyond. Stainless steel balustrading with inset glazed panels. Courtesy lighting. Composite decking.

### KITCHEN / DINING ROOM

A fully high-quality and very appealing kitchen, with integrated ovens, hob, cooker hood, dishwasher, washer and dryer. Free standing American fridge/freezer. Extensive range of quality wall and floor mounted units with quartzite work surfaces and upstands. One and a quarter bowl sink. Double glazed window enjoying southerly views. Tiled floor. Double glazed door opens out onto another south facing, decked balcony with steps leading down to the level enclosed rear garden.

### BALCONY

Enjoys far reaching south facing views across Brixham towards the Countryside beyond. Stainless steel balustrading with inset glazed panels. Courtesy lighting. Composite decking. Stairs lead down to the rear garden.

### TOP FLOOR LANDING

Linen storage. Smoke alarm. Doors to :-

### MASTER BEDROOM

Double glazed window and patio door looking out over the sea and leading to the balcony. Radiator.

## 1 WALCOT PLACE

