



**Flat 10, Mellows Court West Street,
Axminster, EX13 5NE**

**TO LET
£800 PCM**

Well-presented two bedroom first floor apartment conveniently located within Axminster town close to amenities benefitting from a with a parking space. Age restriction applies. EPC: C (79) Council Tax Band: B No Smoking.



Newly decorated two bedroom first floor apartment centrally located within Axminster town close to the shops, amenities and train station. Age restriction applies.

Please note the property is age restricted, minimum age 55.

Front communal door with secure entry into communal hallway and stairway, with stairs and lift to all floors.

Flat front door into:

Hall

Secure entry phone. Fitted carpet flooring. Airing cupboard housing hot water tank. Doors into:

Bathroom

White Bathroom suite comprising bath, Pedestal wash hand basin and WC. Electric ladder style heated towel rail. Light over wash hand basin. 2.15m x 1.79m

Bedroom One

Double size room. Window to rear aspect with views towards distant countryside. Fitted carpet flooring. Wall-mounted electric convector heater, TV point. 3.46m x 2.98m

En-suite WC

Handwash basin, WC, Electric ladder style heated towel rail. Light over wash hand basin.

Bedroom Two

Single size room. Window to rear aspect. Fitted carpet flooring. Wall-mounted electric convector heater. 3.38m x 2.16m

Open-plan Kitchen, Dining and Living Room

Dining and Living area

Window to rear aspect with countryside views. Fitted carpet flooring. 2 x electric thermostatic / timer-controlled panel heaters. Telephone point. TV point. Approx. 6.81m x 5.67m

Kitchen area

Fitted wood board effect vinyl flooring. Light wood effect wall units and base units. Stainless steel extractor canopy. Work surface with inset electric hob with four heat zones, and stainless steel 1½ bowl sink. Electric oven / grill. Built-in fridge / freezer. Space and plumbing for washing machine.

Outside

Allocated parking space for one vehicle in gated secure undercroft parking (has an electrically operated gate).

SERVICES

Electricity, mains Water / Waste connected.

COUNCIL AUTHORITY

East Devon District Council.

Council Tax Band B

ENERGY PERFORMANCE EPC C (79)

RENT £800.00 Per calendar month

£184.61 HOLDING DEPOSIT (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance or the Property Deposit. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

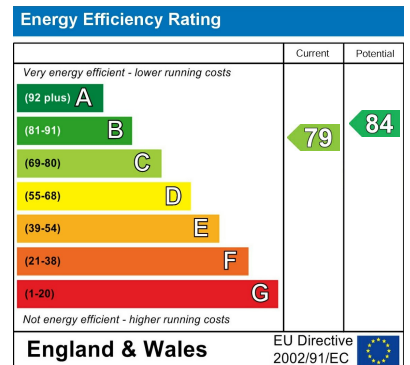
TOTAL FEES

£800.00 Rent in Advance

£923.07 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

VIEWING

Strictly By Appointment.



Vicary & Co

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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