



**Flat 2 Mazawattee House Victoria Place,
Axminster, EX13 5NQ**

**TO LET
£775 PCM**

Two bedroom top floor flat conveniently located central to Axminster town and amenities. Entrance Hall, Living/ Dining Room, Kitchen, Family Bathroom, Two Double Bedrooms. No Smoking. Council Tax Band: B EPC: TBC



A two bedroom top floor flat comprising of large entrance hall, two double bedrooms, large living/ dining room, kitchen and family bathroom.

Hall

Large entrance hall with plumbing for washing machine. White painted walls and neutral colour carpet flooring.

Bedroom One

Rear aspect, white painted walls, grey colour carpet flooring. Cupboard housing gas boiler. Radiator. 3.73m x 2.90m

Bedroom Two

Front aspect, white painted walls, neutral colour carpet flooring, large built-in wardrobe/ storage cupboard. Radiator. 3.43m x 2.93m.

Living/ Dining Room

Front aspect, white painted walls, neutral colour carpet flooring. Wall-mounted gas fire. Radiator. 5.47m x 3.73m

Kitchen

Cream shaker style kitchen wall and base units with a wood effect laminate worktop. Integrated undercounter oven, four burner gas hob with extractor above. Stainless steel 1½ bowl sink/ drainer. Room for fridge freezer/ dishwasher. 3.73m x 1.90m

Bathroom

White suite comprising of bath with shower screen, bath mixer tap with shower facility, pedestal hand wash basin & low level WC. Wall mounted heated towel rail, shaving light. 2.26m x 1.73m

There is no outside space with the property. On street parking nearby or a council permit can be purchased from East Devon Council car parks.

EPC: TBC

RENT £775.00 Per Calendar Month

£178.84 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

£775.00 Rent in Advance

£894.23 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewing by appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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