



**8 Curlew Close, Axminster, EX13 5GW**

**TO LET**

**£1250 PCM**

A well-presented 3 Bedroom Semi-Detached House situated on the Northern side of Axminster within the Mill Brook Green Development with parking and garden. EPC: B (84)  
Council Tax Band: C No Smoking



A Three Bedroom semi-detached house located on Millbrook Green, Axminster. The property is situated in a convenient yet quiet residential location within easy walking distance of Axminster Town Centre and the local amenities.

The property comprises of entrance hall with downstairs cloakroom, a spacious living room, modern fitted kitchen/ dining area with patio doors to the garden. The kitchen has an integrated oven and hob, tall fridge freezer, dishwasher and a further utility area with washing machine. Upstairs there are three double bedrooms, one with ensuite and a further family bathroom.

The kitchen/ dining room, ensuite and family bathroom are fitted with Karndean flooring throughout. The living Room, landing and bedrooms have carpet flooring.

#### Ground floor

Kitchen Dining Area 5.58m x 2.69m

Utility Room 2.29m x 2.02m

Cloakroom: 1.68m x 1.04m

Living Room 5.58m x 3.13m

#### First floor

Bedroom One 3.36m x 3.18m

Bedroom Two 3.13m x 2.76m

Bedroom Three 2.76m x 2.76m

#### Outside

Spacious garden with patio area and laid to lawn with two allocated parking bays.

#### Location

Within Axminster itself there are a range of leisure, health care and shopping amenities including both a Tesco and Co-operative Supermarket, Swimming Pool with Leisure Centre. There are also a range of dining options including the Community Waffle House, The George Hotel and Belluno Italian.

Heating Type: Gas Central Heating

#### Services

Electricity, mains water & waste.

#### Council Tax

East Devon Council Tax: C

Energy Performance: B (84)

Rent £1250.00 Per calendar month

£288.46 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

£1250.00 Rent in Advance

£1442.30 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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