

**Vicary & Co**

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**72 Dukes Way, Axminster, EX13 5QP**

**TO LET**

**£1500 PCM**

A well-appointed Four Bedroom detached house situated in a popular residential area on the south side of Axminster town. EPC: C (79) Council Tax Band: E



A well-presented four bedroom detached house situated in a popular residential area.

Presented to a high specification, this four-bedroom family home is modern, spacious and situated in a quiet residential area on the South side of Axminster.

**Entrance Hall**

Front aspect window, understairs storage cupboard, wall mounted shoe storage.

Cloakroom WC with a white suite, built-in base unit vanity with countertop basin. Radiator and front aspect window.

**Open Plan Kitchen/ Dining Room**

Beautifully presented to a high standard the kitchen comprises of modern wall and base units complimented by a Quartz Cement Lux worktop. Appliances include an integrated double oven, gas hob, contemporary extractor above, integrated dishwasher, washing machine and wine cooler. There is a central island perfect for entertaining and ample space for a large dining table.

**Living Room**

Dual aspect living room with large double patio doors to the garden, two bookcases, TV point and two radiators.

**First Floor**

**Bedroom One with En suite**

Double size room with built-in bedside cabinets and two wall mounted hanging spaces either side of the bed. Front aspect window and radiator.

Modern en suite shower room with partially tiled walls, a walk-in shower enclosure with wall mounted shower, a pedestal hand wash basin and low-level WC. Front aspect obscure window and radiator.

**Bedroom Two**

Double size room, front aspect window and radiator.

**Bedroom Three**

Double size room, rear aspect window and radiator.

**Bedroom Four/ Study**

Double size room currently set up as a home office/ study. Built-in shelving unit to wall. Rear aspect window and radiator.

**Bathroom**

Modern family bathroom comprising of a white suite with bath and shower over bath facility, pedestal handwash basin, WC, radiator, shaver point, front aspect window.

**Outside**

An enclosed low maintenance rear garden with a patio seating area, perfect for alfresco dining. Steps lead up to the single garage which has power connected and a driveway parking area.

**Room Dimensions**

Kitchen/ Dining Room 5.60m x 4.79m

Cloakroom WC 1.53m x 1.46m

Living Room 5.62m x 4.00m

Bathroom 2.25m x 1.85m

Bedroom One with En suite 4.07m x 2.94m

Bedroom Two 3.63m x 2.95m

Bedroom Three 3.63m x 2.58m

Bedroom Four/ Study 2.86m x 2.60m

Heating Type: Gas Central Heating

**Services**

Electricity, Gas, Mains water & waste.

Broadband Speed – Ultrafast is available in the area, please refer to Ofcom website.

Mobile Phone Signal – Good indoor and outdoor reception, please refer to Ofcom website.

**Council Authority**

Council Tax Band: E (East Devon)

Energy Performance C (79)

Rent £1500.00 Per calendar month

£346.15 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**

£1500.00 Rent in Advance

£1730.76 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>		
(81-91) <b>B</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**

38 South Street

Bridport

Dorset

DT6 3NN

01308 459550

info@vicaryandco.com

vicaryandco.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