



12 Chapel Way, Axminster, EX13 5GY

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: TBC



A beautifully presented and high spec 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 5.60m x 2.68m
Utility Room 2.28m x 2.04m
Cloakroom: 1.65m x 1.06m
Living Room 5.60m x 3.11m

First floor
Bedroom One 3.37m x 3.16m
Bedroom Two 3.13m x 2.77m
Bedroom Three 2.74m x 2.77m

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.

Ofcom suggests that standard and ultrafast broadband connections should be available at the property and that most mobile service providers offer limited voice and data services, however, we recommend checking with any specific suppliers or with Ofcom themselves.

Council Tax
East Devon Council Tax – Banding to be confirmed.

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. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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