

**39 Flax Meadow Lane, Axminster, EX13****TO LET****5FH****£1250 PCM**

A well-presented three-bedroom terraced townhouse arranged over three floors, featuring a conservatory and garden, situated in a popular residential area on the outskirts of Axminster close to local amenities. EPC: C (77) Council Tax Band: C No Smoking



A well-Presented Three-Bedroom Home with Garden & Parking located in a popular residential area on the outskirts of Axminster town.

The property features a bright and airy sitting room with a lovely bay window, filling the space with natural light. The kitchen/diner is fitted with a range of modern units, an electric oven with gas hob, and has direct access to a conservatory that overlooks the beautifully landscaped rear garden.

There are three well-sized bedrooms, including a spacious main bedroom with fitted wardrobes, storage units, and its own private ensuite shower room. A modern family bathroom with bath, shower attachment, WC and basin serves the remaining two bedrooms.

The rear garden is fully enclosed and finished to a high standard with a patio area and attractive flower borders. A pathway leads to a garage, located under a neighbouring coach house, with a driveway parking space in front.

Agent Note: Photos from Archive, interior may differ slightly.

Services
Mains electricity, water, drainage and gas are connected.
Heating Type: Gas fired central heating.

Council Tax Band: C (East Devon Council)

ENERGY PERFORMANCE: C (77)

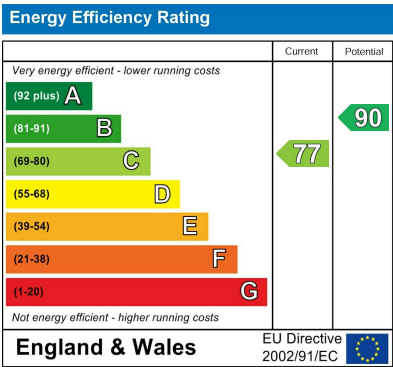
Ofcom suggests that there should good mobile coverage with most major suppliers and that standard and superfast broadband connections should be available.

RENT £1250.00 PCM

HOLDING DEPOSIT £288.46 (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



Vicary & Co

38 South Street

Bridport

Dorset

DT6 3NN

01308 459550

info@vicaryandco.com

vicaryandco.com

Vicary & Co

Estate Agents & Valuers

Residential - Commercial - Rural

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