

**Vicary & Co**

Chartered Surveyors & Property Agents

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



**Flat 21, Mellows Court, West Street,  
Axminster, Devon, EX13 5NE**

**TO LET  
£875.00 PCM**

A newly refurbished purpose-built top floor apartment located close to Axminster town centre, within easy reach of shops, transport links, and local amenities. Council Tax Band: B EPC: C (77)



The property features a bright open-plan living area with a modern fitted kitchen, including an integrated oven, ceramic hob with extractor, stainless steel sink with drainer, and space for freestanding appliances. The living room also benefits from a walk-in airing and storage cupboard housing the hot water tank.

There are two bedrooms — a double bedroom with en suite shower room comprising shower, handwash basin and WC, and a single bedroom — along with a separate family bathroom fitted with a bath, basin, and WC.

Additional features include lift access to all floors and a secure allocated parking space. The property is ideally positioned for convenient access to the town centre and local amenities.

Living Room/ Kitchen 5.66m x 4.57m (L-Shaped)

Bedroom One with En suite 3.13m x 2.67m

Bedroom Two 2.67m x 2.40m

Bathroom 2.28m x 1.80m

Heating type: Electric

Services

Mains Electricity, Water & Waste.

COUNCIL AUTHORITY

East Devon Council

Council Tax Band: B

ENERGY PERFORMANCE: C (77)

RENT £895.00PCM

HOLDING DEPOSIT £206.53 (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.

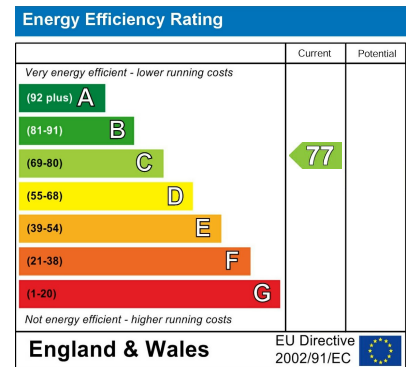
TOTAL FEES

£895.00 Rent in Advance

£1032.69 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

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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