



## Flat 1 Merchants House, Axminster, EX13 5NQ

TO LET

£925 PCM

An impressive newly converted two-bedroom first floor apartment forming part of the transformation of an iconic building in the heart of Axminster. Offering bright, spacious and contemporary accommodation throughout, the property combines character with modern convenience and is ideally situated within easy walking distance of the town's shops, cafés and transport links. EPC: C (77)



The property benefits from generous living space, a brand-new fitted kitchen which is finished to a high standard and features an integrated oven, ceramic hob with extractor hood over, together with space for additional freestanding appliances. Attractive Karndean-style vinyl plank flooring runs throughout, providing a stylish and practical finish.

There are two well-proportioned bedrooms, while the contemporary bathroom is fitted with a bath incorporating a shower facility, vanity unit with wash hand basin and WC.

Finished to an excellent standard throughout, this impressive town-centre top floor apartment offers modern, low-maintenance living.

Approximate Dimensions:

Living Area 6.29m x 5.01m (Curved Room)

Kitchen Area 2.92m x 2.21m

Bedroom One 3.09m x 4.31m (L-Shaped)

Bedroom Two 2.79m x 4.25m

Bathroom 2.79m x 1.87m

Heating type: Underfloor (Air Source Heat Pump)

Parking: No Parking with the property, East Devon Council car park permits available nearby.

Services

Mains Electricity, Water & Waste.

COUNCIL AUTHORITY

East Devon Council

Council Tax Band: To be confirmed.

ENERGY PERFORMANCE: C (77)

RENT £925.00 PCM

HOLDING DEPOSIT £213.46 (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.

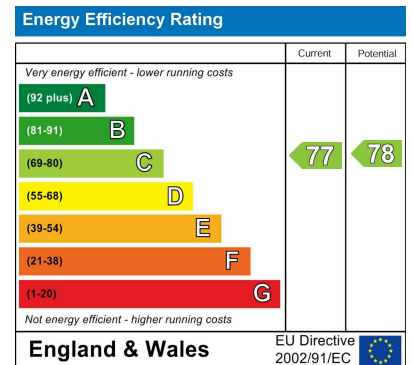
TOTAL FEES

£925.00 Rent in Advance

£1067.30 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**

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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