



## Flat 2 Merchants House, Victoria Place, Axminster, EX13 5NQ

**TO LET**  
**£925 PCM**

An impressive newly converted two-bedroom top-floor apartment offering spacious, light-filled accommodation and contemporary finishes throughout. Ideally situated in the heart of Axminster, the property features stylish open-plan living, a modern fitted kitchen, underfloor heating and quality fixtures, all within easy access to the town's shops, cafés and transport links. EPC: C (77) Council Tax Band: TBC



An impressive newly converted two-bedroom top 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.

Large windows flood the apartment with natural light, enhancing the generous living space and creating a welcoming atmosphere. The brand-new fitted kitchen 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, with the principal bedroom benefiting from a built-in wardrobe, 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 6.78m x 5.55m (Curved Room)

Kitchen Area 2.58m x 2.29m

Bedroom One 3.26m x 2.98m

Bedroom Two 3.85m x 3.00m

Bathroom 2.93m x 1.56m

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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