



19 Churchill Rise, Axminster, EX13 5FX

TO LET

£1400 PCM

A well-presented three-bedroom attached family home offering spacious accommodation throughout. Featuring a dual-aspect living room, modern kitchen/diner with integrated appliances, principal bedroom with en-suite, enclosed rear garden, driveway parking and a single garage. Council Tax Band: C EPC: B (84)



The ground floor comprises a welcoming entrance hall with a cloakroom/WC and utility area, complete with a washing machine and airing cupboard. The generous dual-aspect living room provides a bright and comfortable living space, while the impressive kitchen/dining room features cream shaker-style wall and base units, an eye-level double oven, integrated gas hob, integrated fridge freezer, and integrated dishwasher. Double patio doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are three bedrooms, including two spacious doubles and a well-proportioned single bedroom. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom fitted with a bath incorporating a shower, pedestal wash hand basin, and WC.

Externally, the enclosed rear garden offers a generous patio seating area, a lawned garden, and a useful garden shed. The property also benefits from a driveway providing off-road parking for one vehicle, together with a single garage.

- Room Measurements (approx.):
- Living Room: 4.73m x 3.33m
 - Kitchen/Diner: 5.49m x 3.31m
 - Cloakroom WC/Utility: 1.71m x 1.38m
 - Bedroom One: 3.52m x 2.95m
 - En Suite: 2.08m x 1.52m
 - Bedroom Two: 3.35m x 2.54m
 - Bedroom Three: 3.34m x 2.10m

Heating Type: Gas Central Heating

Services
Electricity, gas, mains water & waste.

Broadband Speed: According Ofcom data Superfast should be available.
Mobile Network Coverage: Good outdoor, variable in-home depending on networks.

Council Tax
East Devon Council Tax: C

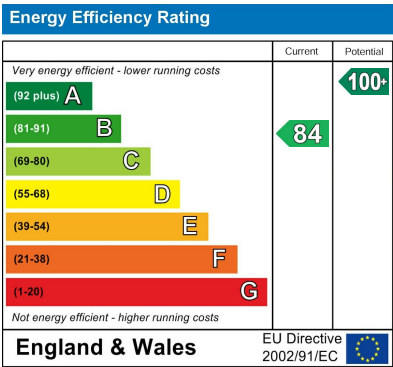
Energy Performance: B (84)

Rent £1400.00 Per calendar month

£323.07 Holding Deposit (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance or the Property Deposit. 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
£1400.00 Rent in Advance
£1615.38 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



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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