



Flat 4 Merchants House, Victoria Place, Axminster, EX13 5NQ

TO LET
£950 Per Month

A newly converted two-bedroom second floor apartment offering spacious accommodation with contemporary finishes throughout. Situated in the heart of Axminster, the property features a separate modern fitted kitchen, spacious living room and quality fixtures throughout. EPC: C (77) No Smoking.



The modern kitchen is fitted with a built-in undercounter oven, induction hob with extractor above, stainless steel sink and drainer, and space for freestanding appliances.

Both bedrooms are generous doubles with front aspect windows, while the separate living room benefits from front and rear aspect windows, creating a bright and welcoming space. The family bathroom is fitted with a modern white suite comprising a bath with shower facility, vanity wash hand basin and WC, with a cupboard housing the hot water tank.

Wood-effect Karndean-style flooring runs throughout the property, complemented by underfloor heating.

Approximate Dimensions:
Living Area 4.23m x 4.04m
Kitchen 4.66m x 2.15m
Bedroom One 6.48m x 3.33m (Approx.)
Bedroom Two 5.69m x 3.23m (Approx.)
Bathroom 2.18m x 2.13m

Heating type: Underfloor (Air Source Heat Pump)
Parking: No Parking with the property, East Devon Council car park permits available nearby.

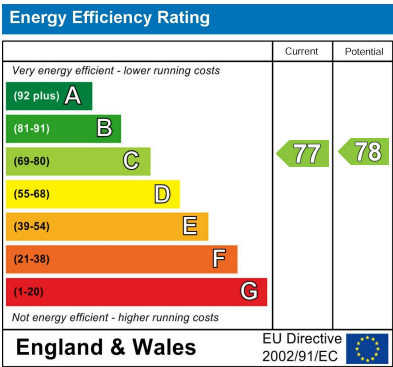
Services
Mains Electricity, Water & Waste.

COUNCIL AUTHORITY
East Devon Council
Council Tax Band: To be confirmed.
ENERGY PERFORMANCE: C (77)

RENT £950.00 PCM
HOLDING DEPOSIT £219.23 (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
£950.00 Rent in Advance
£1096.15 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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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