



Flat 3 Merchants House, Victoria Place, Axminster, EX13 5NQ

TO LET
£950 Per Month

An impressive newly converted two-bedroom second floor apartment offering spacious accommodation with character and contemporary finishes throughout. Finished to a high standard, the property features a bright open-plan living area with a stylish modern fitted kitchen. EPC: C (77) Council Tax: TBC No Smoking.



The open-plan Living Room/ Kitchen features modern wall and base units, a built-in undercounter oven, induction hob with extractor above, stainless steel sink and drainer, space for freestanding appliances and a cupboard housing the hot water tank.

The entrance hall provides access to the accommodation, with both bedrooms being generous doubles offering ample space for freestanding furniture. The family bathroom features a rear aspect window, modern white suite comprising a bath with shower facility, vanity wash hand basin and WC, with ceramic tiled walls.

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

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

Approximate Dimensions:
Kitchen/ Living Area 7.76m x 3.97m
Bedroom One 6.48m x 3.33m
Bedroom Two 5.69m x 3.23m
Bathroom 2.71m x 1.96m

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

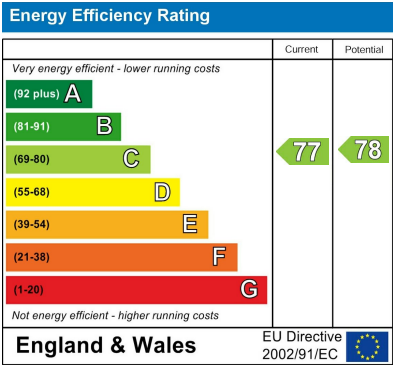
Services
Mains Electricity, Water & Waste.
COUNCIL AUTHORITY
East Devon Council

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