

4 Pulman House, Axminster, EX13 5DP

TO LET

£525.00 PCM

Ground floor Studio Flat located just off Axminster Town centre within walking distance of the railway station. Hall, Studio living / bedroom, Kitchen with white goods, Shower Room. Electric Heating. Regret No Smoking, No Pets.





A one bedroom ground floor studio flat close to the centre of Axminster town. The property comprises of Hall, Kitchen, Living Room/ Bedroom with en suite shower room. Perfect for a single occupant, available as a long-term Let.

HALL
Ceramic tiled floor. Door into Studio living / bedroom. Door into:

KITCHEN
Window to rear aspect. Ceramic tiled floor. Fitted wall units incorporating an extractor hood. Fitted base units incorporating a built-in electric oven. Work surface with inset electric four zone hob and stainless steel sink. Free-standing under counter fridge and washing machine. 3.23m x 1.64m

STUDIO / LIVING BEDROOM
Window to side aspect. Fitted carpet flooring. Cupboard housing fuse box and key meter. Night storage heater. TV point. 4.00m x 4.37m

SHOWER ROOM
Fitted vinyl flooring. Shower cubicle with electric shower. White pedestal wash hand basin and WC. Extractor fan. Downflow fan heater. 1.93m x 1.45m

OUTSIDE
There is no outside space or parking, however East Devon Council car park is close by.

Heating type: Electric Storage Heaters

SERVICES
Mains Electricity, Water.

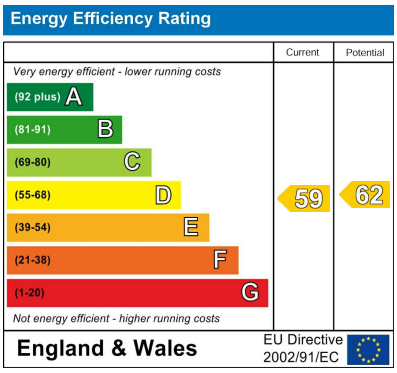
COUNCIL AUTHORITY
East Devon District Council
Council Tax Band: A
EPC: D (62)

RENT £575.00
HOLDING DEPOSIT £132.69 (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
£575.00 Rent in Advance
£663.46 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