



**2 Rookery Cottages, Musbury, Axminster,
Devon, EX13 8AY**

**TO LET
£950 PCM**

Coming Soon - Semi-detached two bedroom Cottage located in Musbury. Hall, Kitchen, Living Room with open fireplace, Bathroom, two double bedrooms. Oil-fired central heating. Double glazed windows. Large enclosed rear garden. Garage and Parking. Unfurnished. Council Tax Band: B, EPC: E (54) No Smoking.



Agent Note: The property is currently undergoing re-decoration and flooring is due to go down prior to a Tenancy starting.

HALL

Ceramic tiled flooring. doors into:

KITCHEN / DINING ROOM

Window to front aspect. Window to side aspect. Back door giving access to garden. Ceramic tiled flooring. Laminate grey wall and base kitchen units. with stainless steel; sink. Space for free-standing electric cooker and fridge / freezer. Space and plumbing for washing machine and slimline dish washer. Oil-fired boiler for central heating. Under stairs storage cupboard. Radiator. 5.43M X 3.46M

LIVING ROOM

Window to front aspect. Window to rear aspect. Fitted carpet flooring. Small inglenook fireplace with working open fire with metal canopy over and tiled hearth. Radiator. TV point. Telephone point. 4.53M X 3.17M

LANDING

Window to rear aspect. Fitted carpet flooring. Airing cupboard housing hot water tank. Loft access. Doors into:

BATHROOM

Obscure glazed window to front aspect. White bathroom suite comprising bath with wall-mounted shower facility, pedestal wash hand basin and WC. Radiator. 3.48M X 1.50M

BEDROOM ONE

Double size room. Window to front and rear aspect. Fitted carpet flooring. Storage cupboard with hanging rail. Radiator. TV point. 4.52M X 3.19M

BEDROOM TWO

Double size room. Window to side aspect. Fitted carpet flooring. Radiator. 3.79M X 2.55M

OUTSIDE

Good size enclosed garden to rear, laid to lawn with some established shrubs and a small paved patio area. Single garage with up-and-over door and side door to garden. One Parking space.

SERVICES

Mains Electricity, Water and Waste.

Heating Type: Oil Fired Central Heating.

COUNCIL AUTHORITY East Devon District Council

Council Tax currently Band: B

EPC: E (54)

RENT

RENT £950.00 Per calendar month


£219.23 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.

DEPOSIT

£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 by appointment with Vicary & Co.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	39	48	
(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