



**20 Amberside Square,  
Axminster, Devon, EX13 5TH**

**TO LET  
£995 PCM**

A well-presented modern two-bedroom mid-terrace property situated in a popular residential area on the outskirts of Axminster town. Council Tax Band: B EPC: C (79)



The accommodation comprises an entrance hall with fitted carpet flooring, radiator, and stairs to the first floor. The modern kitchen, set to the front, features fitted wood-effect vinyl flooring, a range of white high-gloss wall and base units, satin steel built-in electric oven and grill, four-burner gas hob with contemporary extractor hood, and granite-effect work surfaces with inset stainless steel 1½ bowl sink. There is space for a freestanding fridge/freezer and plumbing for a washing machine.

To the rear, a bright and spacious living/dining room offers fitted carpet flooring, two radiators, a storage cupboard, TV point, and French doors opening onto the enclosed rear garden. The ground floor also includes a cloakroom with a white contemporary suite comprising WC and pedestal wash hand basin, and an obscure glazed window to the front.

Upstairs, there are two double bedrooms – the main bedroom to the front with fitted carpet flooring, radiator, airing cupboard, and TV point, and the second bedroom to the rear with similar fittings and a telephone point. The bathroom features a modern white suite with bath and thermostatic shower over, pedestal wash hand basin, WC, tiled splashbacks, vinyl flooring, radiator, shaver point, and extractor fan.

Outside, the rear garden is enclosed and laid mainly to lawn with a small patio area and path leading to a rear gate, which provides access to the allocated parking space for one vehicle.

- Living Room 4.58m x 3.78m
- Kitchen 3.13m x 1.73m
- Bedroom One 3.78m x 2.61m
- Bedroom Two 3.78m x 3.11m
- Bathroom 2.00m x 1.69m

Services

Mains Gas, Electricity, Water and Waste.

COUNCIL AUTHORITY

East Devon District Council  
Council Tax Band B  
EPC: C (79)

Fees

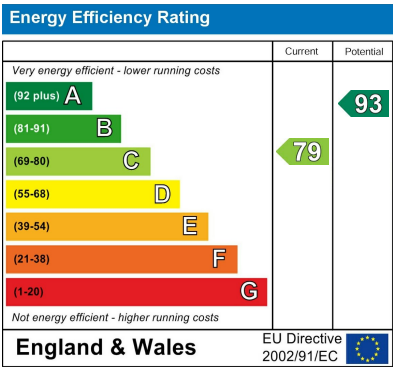
RENT £995.00 PCM

£229.61 HOLDING DEPOSIT (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:

Rent in advance £995.00  
Property Deposit of 5 weeks rent £1148.00 to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewing by appointment only.



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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