



8, Woodmead Road, Axminster, EX13 5PG



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- Unfurnished
- Available immediately
- Close to transport links

- Long term let
- Off road parking for two cars
- Spacious garden

£900 Per Calendar Month

Two bedroom former railway workers cottage with two reception rooms, attractive gardens and off road parking for two vehicles.

Available immediately for an initial 12 month tenancy.

Accommodation is comprised of separate living room, kitchen and dining room. The living room features an electric fire and the dining room has a feature wood burner. The kitchen has built in electric oven and gas hob.

Upstairs is one double bedroom, one single and the family bathroom with separate bath and shower.

There is off road parking for two cars. There is a low maintenance front garden. A pathway leads around the side with steps down to a lawned area of garden. Beyond the lawn is an enclosed shrub and flower garden surrounded by a picket fence as well as a garden shed and mature apple tree.

The rent is exclusive of all utility bills including council tax, electric, gas, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited, outdoor mobile signal is likely. There is a very low risk of flooding as stated by the GOV.UK website. The property has gas central heating and is unfurnished.

Rent - £900 per calendar month / £207 per week
Holding Deposit - £207
Security Deposit- £1,038
Council Tax Band - B
EPC Band -D

SITUATION

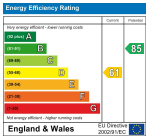
Woodmead Road is well placed for the main town and the train station both being within walking distance. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of shops including two supermarkets, schooling and train station that is on the direct line to London Waterloo and Exeter. It is also home to Hugh Fearnley-Whittingstall's famous River Cottage.

DIRECTIONS

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