



5, Coombefield Lane, Axminster, EX13 5LR

 3  1  1

- Unfurnished
- Available immediately
- Close to town centre

- Long term let
- Garage included
- Newly decorated

£1,095 Per Calendar Month/£273 Per week

Well presented and recently decorated three bedroom terraced house that comes with a garage and is within walking distance to Axminster town centre.

Available immediately for an initial 12 month tenancy.

The accommodation comprises of kitchen/dining room with built in gas hob, double electric oven and dishwasher, living room with feature electric fireplace and downstairs w/c.

On the first floor is double double bedrooms and a small single. The master bedroom has an en-suite shower room and built in wardrobe. The bathroom has a shower over the bath.

To the rear of the property is an enclosed garden with patio area and Astro. There is rear access to the garage.

The property is unfurnished. The rent is exclusive of all utility bills including Council Tax, Broadband, mains electric, water and gas Heating is gas central heating. There is good mobile phone signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent - £1,095.00 per calendar month / £273.00 per week

Holding Deposit - £346.00

Security Deposit £1,638.00

Council Tax Band - C

EPC Band - C

SITUATION

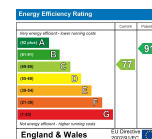
Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles)

and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter 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.

DIRECTIONS

what3words- ///trailer.digitally.utter



BridLets/RT/03.10.25



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT