

Symonds  
& Sampson

# Flat 4 West House

West Street, Axminster,

# Flat 4 West

West Street  
Axminster  
EX13 5PA



- Unfurnished
- Long term let
- Available late May
- Off road parking
- Communal laundry Room
- Close to town centre



£575 Per Calendar Month

Bridport Lettings  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)



## THE PROPERTY

A self-contained first floor studio apartment close to the town centre with off road parking.

Available late May for an initial 12 months.

The studio offers open plan lounge/kitchen/bedroom and a separate bathroom.

There is a communal laundry room and one parking space.

The rent is exclusive of all utility bills including council tax, mains electric, 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 electric central heating and can be let unfurnished.

Rent - £575.00 per calendar month / £132.00 per week

Holding Deposit - £132.00

Security Deposit £663.00

Council Tax Band - A

EPC Band - D

## DIRECTIONS

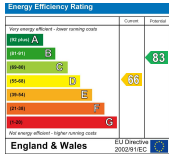
Leaving our Offices in Trinity Square, turn left into West Street, continuing as the street drops down the hill away from the Town Centre towards the Tesco Petrol Station. Take the last left turning before the roundabout, into West Close, there on the corner West House can be found facing the road.

## 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:///huddling.splendid.lecturers



Office/Neg/Date



01308 422092

bridport@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 23, South Street,  
 Bridport, Dorset DT6 3NU



**Important Notice:** Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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