



## 1, South Street, Axminster, Devon, EX13 5AD



- Unfurnished
- Available late May
- Character property

- Long term let
- Town centre location
- Close to all amenities

£1,050 Per Calendar Month

A charming two bedroom cottage enjoying a useful loft room and an enclosed stone and gravel courtyard. The property is ideally situated just a short walk from Axminster town centre.

Available mid May.

The accommodation is comprised of an open plan living room/dining room with large feature stone fireplace and stairs to the first floor. The kitchen has a gas cooker and another small room with space for appliances and fridge/freezer and a door to the rear courtyard.

On the first floor is two double bedrooms and a bathroom with shower over the bath.

To the rear of the property is a small cobbled courtyard. Parking is available opposite the property in the public car park, parking permits are available from the council.

The property is unfurnished. The rent is exclusive of all utility bills including Council Tax, Broadband, mains Electric, Water and Gas. 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 - £1,050.00 per calendar month / £242.00 per week

Holding Deposit - £242.00

Security Deposit - £1,211.00

Council Tax Band - C

EPC - C

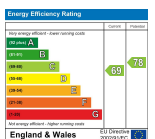
## SITUATION

The property is situated within easy walking distance of Axminster Town Centre and all its amenities. The town benefits from main train links to Exeter & London Waterloo. Also bus links to Seaton, Lyme Regis & the Jurassic Coast.

## DIRECTIONS

From our office in Trinity Square proceed past River Cottage Canteen taking your next right into South Street where the property can be found on your left hand side painted pink.

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Office/Neg/Date



01297 33122

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



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