



32

Wagtail Walk, Axminster,

32

Wagtail Walk
Axminster
EX13 5GX



- Unfurnished
- Long term let
- Available immediately
- Two off road parking spaces
- Modern accommodation
 - Newly built

£1,095 Per Calendar Month

Bridport Lettings
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

A two bedroom recently built property in a popular area of Axminster with two off street parking spaces.

DIRECTIONS

What3words-///player.overture.majors

ACCOMMODATION

Available immediately.

The downstairs accommodation is comprised of entrance hall, cloakroom, kitchen/breakfast room and sitting room with patio doors to the rear garden,

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

The rear garden is mainly laid to lawn and there is two allocated parking spaces.

The rent is exclusive of all utility bills including Council Tax, Broadband, mains Electric and Water. Heating is all Electric. There is likely 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 / £252.00 per week

Holding Deposit - £252.00

Security Deposit - £1,263.00

Council Tax Band - B

EPC Band - B

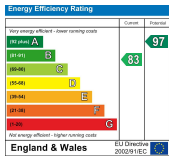
DIRECTIONS

What3words- ///player.overture.majors

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.





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.

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