



32, Wagtail Walk, Axminster, EX13 5GX

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- Unfurnished
- Available immediately
- Modern accommodation

- Long term let
- Two off road parking spaces
- Newly built

£1,095 Per Calendar Month/ £252 Per Week

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



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.

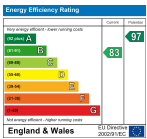
The rent is exclusive of all utility bills including Council Tax, Broadband, mains Electric and Water. Heating is all Electric. There is likely mobile phone signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

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
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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.

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Bridlet/JD/28.09.26



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