



14, Lea Combe, Axminster, Devon, EX13 5LJ



- Unfurnished
- Available immediately
- Front & Rear Garden

- Long term let
- Close to Town
- Garage & Driveway

£1,095 Per Calendar Month

A recently modernised two bedroom chalet-style property set in an established residential area, close to Axminster town with a garage and driveway.

Available immediately for an initial 12 month tenancy.

Downstairs accommodation comprises of modern kitchen with built in appliances and breakfast bar, living room with feature wood burner and double doors that allow access to the garden and a separate storage cupboard.

On the first floor are two double bedrooms and a modern shower room.

A driveway leads up to the property and around to the side where you can then access the enclosed rear garden. A patio runs the width of the property, with the remainder laid to lawn.

There is off road parking for 2 cars and a garage with space and plumbing for a washing machine.

The rent is exclusive of all utility bills including Council Tax, Broadband, mains Electric and Gas. Heating is via Gas central heating. 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 - C

EPC - D



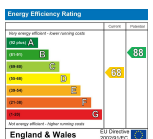
SITUATION

Lea Combe is ideally placed for Axminster town centre which is accessible on foot. 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 (M5) 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

///shoelaces.cobbled.zest



BriLets/RT/30.07.25



01308 459 565

Symonds & Sampson LLP
23 South Street, Bridport, DT6 3NU



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