



18, Beavor Lane, Axminster, Devon, EX13 5EQ



- Unfurnished
- Long term let
- Quiet location

- Available immediately
- Very spacious accomodation
- Garage and off road parking

£1,695 Per Calendar Month/£391 Per week

Large detached four bedroom house in a quiet and private location, with garage and off road parking.

Available immediately for an initial 12 month tenancy.

The downstairs accommodation comprises of w/c and under stair storage, open plan living room and dining room with ornamental fireplace and sliding doors that open out into a large conservatory. The kitchen has built in appliances, large double gas oven and a separate utility area. Double doors allow access to the garden and an internal door leads to the garage.

On the first floor is three double bedrooms, one single bedroom and the family bathroom. Two of the double bedrooms have an en-suite shower room.

The garden is full enclosed and is mainly laid to lawn, with a border of slabs and shrubbery.

The rent is exclusive of all utility bills including council tax, mains electric, water and gas. The property is unfurnished and has gas central heating. As stated on the Ofcom website, indoor mobile signal is likely, outdoor mobile signal is good. There is Ultrafast broadband at the property. There is a very low risk of flooding as stated by the GOV.UK website.

Rent - £1,695.00 per calendar month / £391.00 per week

Holding Deposit - £391.00

Security Deposit £1,955.00

Council Tax Band - D

EPC Band - C



SITUATION TEXT - AXMINSTER

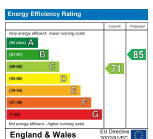
Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles)

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- ///sunset.galloped.estimate



BridLets/RT/02/09/25



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