



## 37 The Cricketers, Axminster, EX13 5RQ

Guide Price £175,000 Freehold

- Two Bedroom Mid Terraced House
- Bathroom
- Lounge
- Enclosed Rear Garden
- Kitchen/Diner
- One Allocated Parking Space



## 37 The Cricketers, Axminster EX13 5RQ

A two bedroom mid terraced house located in a residential area of the market town of Axminster. This well presented property briefly comprises a lounge, kitchen/diner, family bathroom and an enclosed low maintenance rear garden. The property further benefits from an allocated car parking space.



Council Tax Band: B



### **Lounge**

12'6" x 14'5" (3.83 x 4.40)

Window to the front aspect with two night storage radiators and stairs with a wooden hand rail and balustrade ascending to the first floor. Further benefiting from a storage cupboard housing the fuse box and a smoke detector overhead.

### **Kitchen**

12'6" x 8'8" (3.83 x 2.65)

Fitted with a range of matching wall and base units with work tops over comprising a stainless steel sink and drainer with additional space and plumbing for a free standing fridge freezer, washing machine and oven. Further benefiting from a window to the rear aspect and a dining area.

### **Rear Porch**

Rear access door leading to the garden and a night storage heater.

### **Store Room**

Window to the rear aspect.

### **First Floor Landing**

Doors leading to the bedrooms and shower room with a airing cupboard housing the water tank. Smoke detector and loft access overhead, benefiting from a pull down ladder.

### **Bedroom 1**

12'7" x 9'11" (3.84 x 3.04)

A double bedroom with a window to the front aspect benefiting from a fitted double wardrobe.

### **Bedroom 2**

11'0" x 6'1" (3.37 x 1.87)

A single bedroom with a window to the rear aspect.

### **Shower Room**

6'1" x 6'3" (1.86 x 1.92)

Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin and a shower cubicle with a wall mounted electric shower. Further benefiting from an opaque window to the rear aspect, electric heated towel rail and an extractor fan.

### **Outside**

The property benefits from a fully enclosed rear garden with a paved patio seating area and a wooden shed. A side access gate leads to one allocated parking space.

### **Agents Notes**

Tenure: Freehold

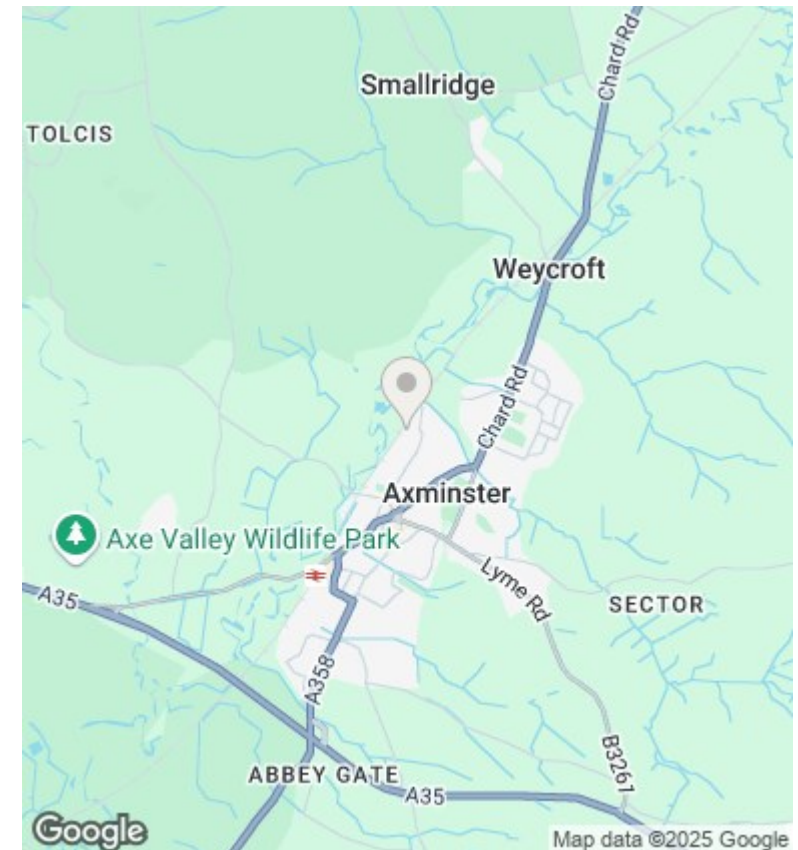
Local Authority: East Devon District Council

Council Tax Band: B

Utilities: Electric, water and drainage are all mains connected.

Broadband: Full fibre broadband with a full fibre connection is available. Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to [openreach.com](https://openreach.com) for more information.

Mobile phone coverage: More information can be found [checker.ofcom.org.uk](https://checker.ofcom.org.uk)



## Directions

From our office in West Street proceed up into the town centre. Turn left in front of The George Hotel and proceed down Castle Hill. Take the first right into North Street and proceed along until you reach the left hand turning into The Cricketers. Proceed into The Cricketers and turn left. Follow the road round to the right and the property will be found on your right hand side.

## Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC