



17 Cridlake, Axminster, EX13 5BT

Guide Price £199,500 Freehold

- Mid Terrace House
- Cloakroom
- Off Road Parking
- NO ONWARD CHAIN
- Lounge
- Two Double Bedrooms
- Enclosed Rear Garden
- Kitchen/Diner
- Bathroom
- Subject to a S.157 Housing Restriction

17 Cridlake, Axminster EX13 5BT

NO ONWARD CHAIN. A two bedroom, mid terrace house, located in a cul-de-sac location within the market town of Axminster. Enjoying two double bedrooms the property further comprises a lounge, kitchen/diner, cloakroom and bathroom. Outside the property enjoys a fully enclosed rear garden and off road parking to the front. This property is subject to a S.157 housing restriction.



Council Tax Band: A



Hall

Door leading to the accommodation with stairs ascending to the first floor. Fuse box overhead.

Lounge

12'11" x 12'3" (3.94 x 3.74)

A reception room with a window to the front aspect, radiator and storage cupboard. Further benefiting from an additional under stair storage cupboard.

Kitchen/Diner

8'11" x 14'2" (2.73 x 4.33)

Fitted with a range of matching wall and base units with work tops over comprising a stainless steel one and a half bowl sink and drainer with space and plumbing for a washing machine underneath. Continuing round to space for a free standing cooker with an extractor hood above. Further benefiting from two windows to the rear aspect and a radiator.

Cloakroom

Comprising a low level hand flush w.c. and a pedestal hand wash basin. An opaque window to the rear aspect.

Landing

Doors leading to the accommodation with a radiator. Loft access with a loft ladder over head leads to a part boarded loft. Further benefiting from a smoke detector.

Bedroom 1

13'11" x 9'0" (4.26 x 2.75)

A double bedroom with a window to the front aspect and radiator. Further benefiting from a airing cupboard housing the water tank and a additional cupboard that houses a wall mounted boiler.

Bedroom 2

10'0" x 8'11" (3.06 x 2.73)

A double bedroom with a window to the rear aspect and radiator.

Bathroom

Fitted with a white suite comprising a bath unit with a shower over taps, a low level hand flush w.c. and a pedestal hand wash basin. An opaque window to the rear aspect and radiator.

Outside

The property enjoys a fully enclosed 25m long rear garden comprising a patio seating with a path lined by a lawn garden leading to a gravel seating area.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: A

Restrictions: This property is subject to a S.157 housing restriction

Utilities: All utilities are mains connected

Broadband: Ultrafast full fibre broadband with a FTTP connection is available.

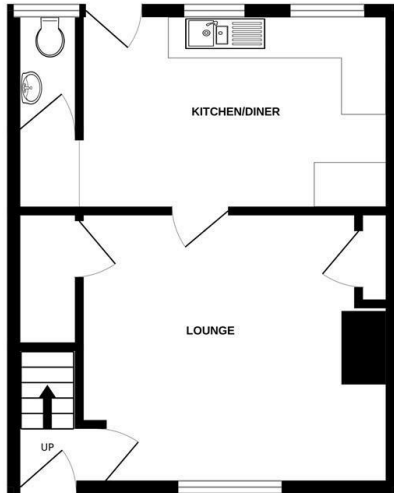
Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available. Please visit openreach.com for more information

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

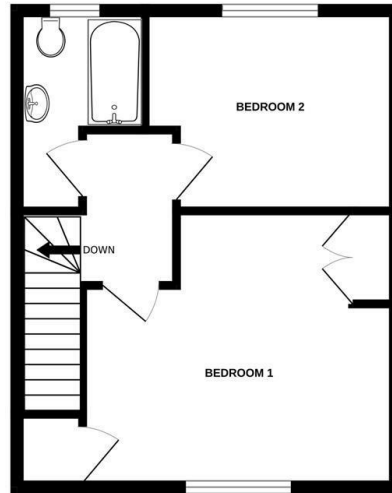
Building Safety: Client has advised the present of original asbestos ceiling which haven't been disturbed

Rights of Way: The property has right of way through the back garden of the neighbour.

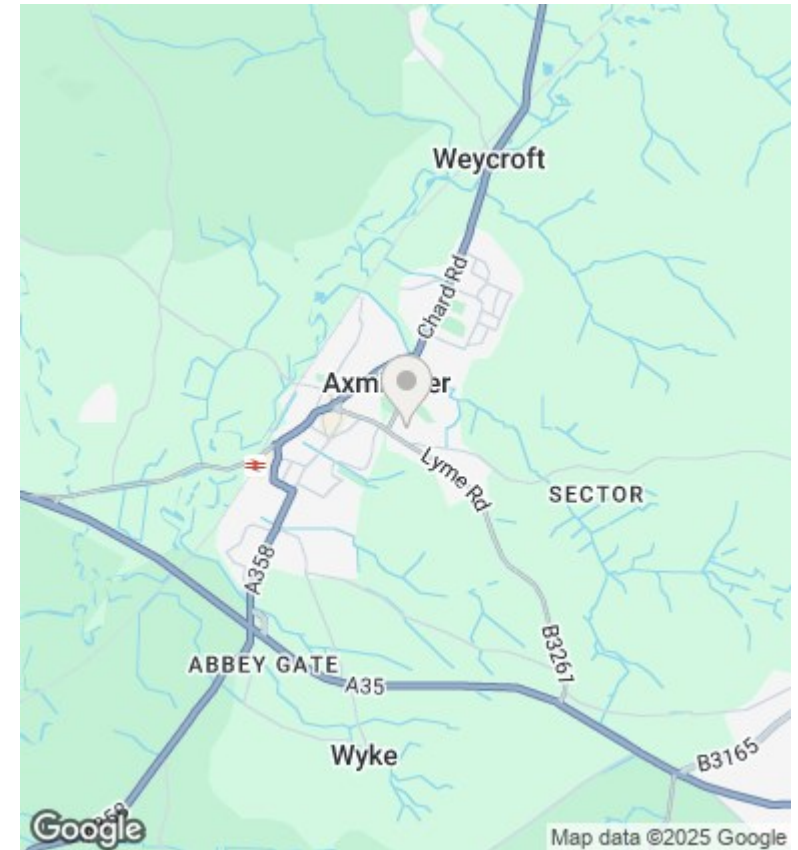
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Axminster Town Centre, Follow Lyme Road taking the second turning on your left onto Sector Lane, take the first left onto Cridlake where the property will be found shortly on your right hand side

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC