



The Cricketers, Axminster EX13 5RH

welcome to

The Cricketers, Axminster

Two bedroom home offering a modern and bright open plan living space. The property also benefits from pretty yet easy to maintain gardens, off-street parking for multiple vehicles and easy access to local amenities.

Open Plan Living Area

23' 4" x 12' 10" Max (7.11m x 3.91m Max)

Lounge:

Entered via uPVC double glazed door with glass panel inserts, uPVC double glazed window to front aspect, storage cupboard housing the fuseboard, two radiators, ceiling light points, stairs rising to first floor.

Kitchen:

uPVC double glazed door leading to rear garden, uPVC double glazed window to rear aspect, space and plumbing for free standing washing machine, space for free standing fridge and freezer, space for gas cooker with cooker hood over, integrated dishwasher, integrated wine cooler, wall and base units with worktops over, drainer sink, tiled splashback, ceiling light points.

Landing

Stairs down to ground floor, airing cupboard housing wall mounted gas boiler, access to loft via hatch, ceiling light point.

Bedroom One

10' 9" x 12' 10" Max (3.28m x 3.91m Max)

uPVC double glazed window to front aspect, fitted wardrobe, radiator, ceiling light point.

Bedroom Two

6' 3" x 11' 1" (1.91m x 3.38m)

uPVC double glazed window to rear aspect, radiator, ceiling light point.

Bathroom

uPVC double glazed opaque window to rear aspect, panel bath with shower over, wash hand basin, low level W.C, tiled floor, part-tiled walls, towel radiator,

ceiling light points.

Front Garden/Parking

Off street parking for three vehicles, laid to gravel, access to rear garden via timber gate.

Rear Garden

Fully enclosed rear garden with gated access to front, laid to lawn, patio seating area, timber shed, , outside tap, security light.





check out more properties at fox-and-sons.co.uk



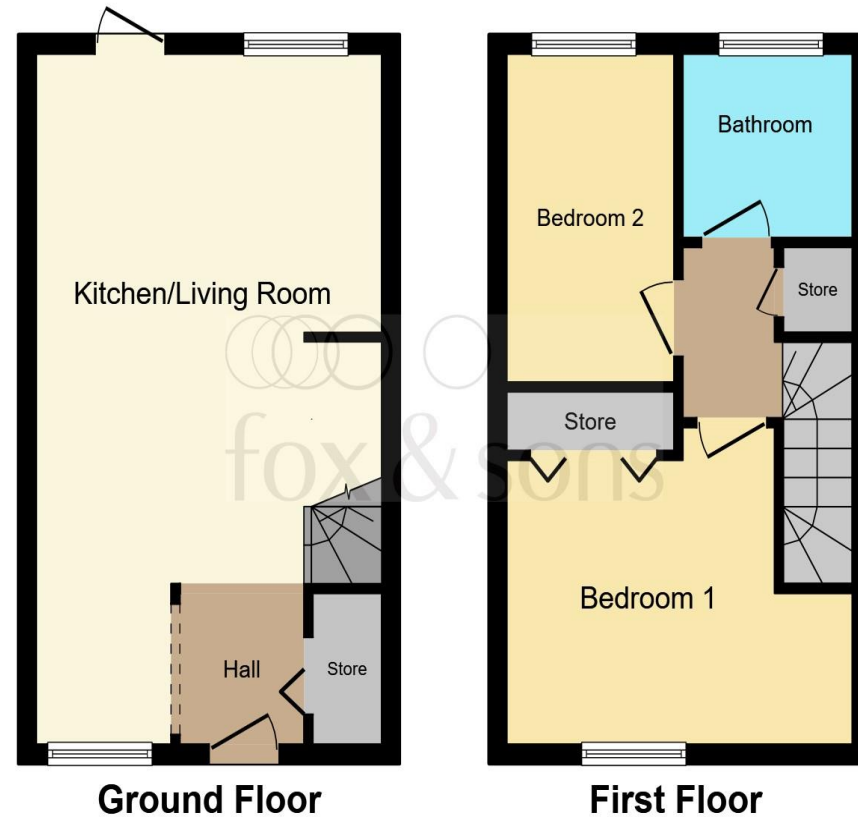
welcome to

The Cricketers, Axminster

- TWO BEDROOMS
- OPEN PLAN LIVING SPACE
- ENCLOSED REAR GARDEN
- OFF-STREET PARKING
- EASY ACCESS TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C

£195,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Awaiting Photograph

check out more properties at fox-and-sons.co.uk



Property Ref:
AXM104271 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk

