



The Cricketers, Axminster EX13 5RG

welcome to

The Cricketers, Axminster

Fox & Sons are delighted to bring to the market this three bedroom home, enjoying countryside views to the rear situated within easy access to the historic market town of Axminster.

Entrance Hallway

Entered via new composite front door, stairs rising to first floor, inbuilt storage cupboard, ceiling light point

Lounge

12' 10" x 14' 4" (3.91m x 4.37m)

uPVC double glazed window to front aspect, radiator, ceiling light point, tv point

Kitchen

12' 9" x 8' 8" (3.89m x 2.64m)

Double glazed window to rear aspect, range of wall and base units with worksurface over and tiled splashbacks, drainer sink, electric oven, electric hob with cooker hood over, space for fridge and freezer, integrated dishwasher, radiator, ceiling light point, double glazed door to garden

Landing

Stairs rising to third bedroom, storage cupboard, ceiling light point

Bedroom 1

13' x 12' 10" (3.96m x 3.91m)

Double glazed Velux windows to front and rear aspects, storage to eaves, radiator, ceiling light point, tv point

Bedroom 2

12' 9" x 10' 6" (3.89m x 3.20m)

uPVC double glazed window to front aspect, cupboard housing combi boiler with storage space, radiator, ceiling light point, tv point

Bedroom 3

9' 10" x 6' 3" (3.00m x 1.91m)

uPVC double glazed window to rear aspect, under stair storage cupboard, radiator, ceiling light point,

tv point

Bathroom

uPVC double glazed window to rear aspect, panel bath with shower over, low level WC, wash hand basin, central heated towel rail, extractor fan, ceiling light point

Rear Garden

Enclosed with Timber fencing, gated access to rear, laid to patio, raised decking, power outlets, outside light

Parking

Two allocated spaces to the front of the property





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The Cricketers, Axminster

- NO ONGOING CHAIN
- THREE BEDROOMS
- COUNCIL TAX BAND B
- BEAUTIFUL COUNTRYSIDE VIEWS TO REAR
- TWO ALLOCATED PARKING SPACES

Tenure: Freehold EPC Rating: C

offers in excess of

£225,000



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Property Ref:
AXM104508 - 0004

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