



The Cricketers, Axminster EX13 5RH

welcome to

The Cricketers, Axminster

OFFERED FOR SALE WITH NO ONGOING CHAIN Semi detached two bedroom home situated at the end of cul-de-sac within easy access to all amenities.

PLEASE NOTE - the property will be sold as freehold upon completion (please call Fox and Sons for more information)

Entrance Hallway

Entered via wooden door with double glazed opaque glass inserts, built in cupboard, ceiling light point

Kitchen

8' 8" x 6' 8" (2.64m x 2.03m)

Wooden framed double glazed windows to front and side aspect, range of wall and base units with worksurface over, tiled splashbacks, inset drainer sink, electric oven and hob with cooker hood over, space and plumbing for washing machine and upright fridge freezer, wall mounted boiler, radiator, ceiling light point

Lounge

15' 3" into bay x 10' 11" (4.65m into bay x 3.33m)

Wooden framed double glazed box bay window to side aspect, stairs rising to first floor, radiator, ceiling light point

Landing

Access to loft via hatch, ceiling light point

Bedroom One

9' 9" x 8' 10" (2.97m x 2.69m)

wooden framed double glazed window to side aspect, built in cupboard over stairs, radiator, ceiling light point

Bedroom Two

8' 10" x 6' 11" (2.69m x 2.11m)

Wooden framed double glazed window to side aspect, fitted wardrobe with mirror sliding doors, radiator, ceiling light point

Bathroom

Wooden framed double glazed window to front aspect, bathroom suite comprising of panel bath

with electric shower over, low level WC, draw vanity unit wash hand basin, heated towel rail, extractor fan, ceiling light point

Garden

Garden to side of property, enclosed with timber fence, laid to lawn

Parking

Allocated parking space to front of property

Agent's Note

The seller currently holds the property under a shared ownership scheme. Sovereign have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that the seller liaises with Sovereign to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability





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- FREEHOLD ON COMPLETION
- COUNCIL TAX BAND = B
- NO ONWARDS CHAIN
- ALLOCATED PARKING TO FRONT
- ENCLOSED GARDEN

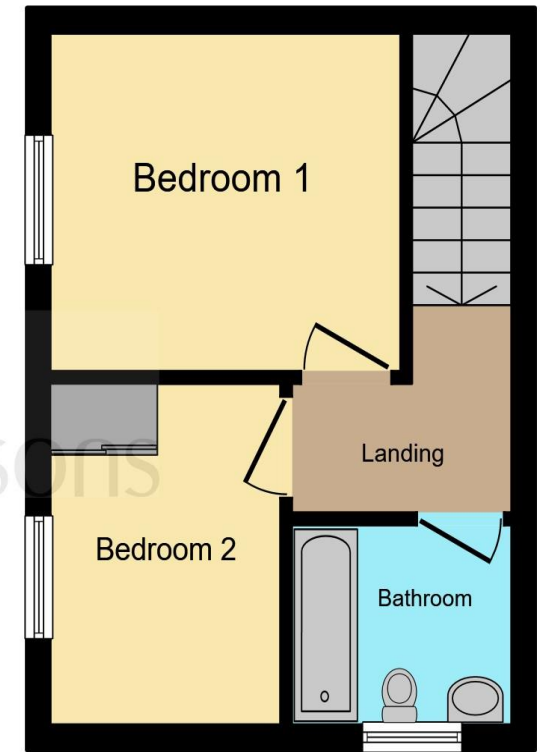
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£160,000



Ground Floor



First Floor

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

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Property Ref:
AXM104869 - 0002

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