



## Cridlake, Axminster, Devon

A deceptively spacious brick built, three-bedroom semi-detached house, built in the late 20th Century by AG Jessop & Sons and now comes to the market with NO ONWARD CHAIN.

Guide Price  
**£229,950**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 14a, Cridlake, Axminster, Devon, EX13 5BT

- No onward Chain
- Three bedrooms (master with en-suite shower room)
- Integral single garage and additional driveway parking
  - Double glazing & gas central heating
  - Conservatory

Viewing strictly by appointment through  
Symonds & Sampson Axminster Sales Office  
on 01297 33122





A deceptively spacious brick built, three-bedroom semi-detached house, built in the late 20th Century by AG Jessop & Sons and now comes to the market with NO ONWARD CHAIN.

Constructed during the latter part of the 20th century this cottage style property is one of only a pair, located about half a mile from the town centre.

To the front elevation is a good sized kitchen, fitted with an eye level double oven, gas hob with an extractor over, an integral dishwasher and a wide range of kitchen units with space for a fridge freezer and a washing machine. There is also a useful understairs storage cupboard, one of many at the property. Overlooking the garden and enjoying the southerly aspect is the sitting room with a door leading out to a conservatory which provides access out to the garden.

To the first floor are three bedrooms (master with en-suite) and a modern bathroom featuring a shower cubicle, a panel bath, low level W/C and a pedestal wash hand basin.



The property includes a gas fired central heating system and double-glazed windows and doors throughout.

#### Situation

The property sits less than half a mile to the Northern side of the town centre. Axminster is a small bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of shops including two supermarkets, schooling and train station that is on the direct line to London Waterloo and Exeter.

#### Outside

To the front of the property is a paved parking area suitable for two cars side by side with access to the single garage. A pathway leads to the south facing rear garden which has a seating area and is paved with the remainder laid to stone chippings for ease of maintenance.

#### Services

All mains services connected.

#### Education

Primary schooling at Axminster. Good state secondary schools at Axminster, Woodroffe at Lyme Regis or the highly regarded Colyton Grammar School.

#### Local Authority

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616.

# Cridlake, Axminster

Approximate Area = 959 sq ft / 89.1 sq m  
 Limited Use Area(s) = 18 sq ft / 1.7 sq m  
 Garage = 130 sq ft / 12 sq m  
 Total = 1107 sq ft / 102.8 sq m  
 For identification only - Not to scale

## Directions

From our Symonds & Sampson office in the town centre, proceed out of the town on the B3261 (Lyme Street) and continue along Lyme Road where just after the zebra crossing you will notice a lane on the left-hand side. Follow the lane for a short distance and turn right where the property will be found on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1073477



Axm/AC/10.1.23



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