



Symonds
& Sampson

92 North Street
Axminster, Devon

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Axminster
Devon EX13 5QS

A two-bedroom, mid terraced modern home which was built in the 1990's and comes to the market with the benefit of Solar Panels with battery storage.



- Mid Terraced House
- Enclosed Rear Garden
- Solar Panels with Battery storage
- Parking to the Rear

Guide Price £195,000

Freehold

Axminster Sales
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THE PROPERTY

A well-presented mid-terrace house, situated on the outer edge of the popular Cricketers development a short distance away from the town centre. Under the current ownership of over twenty years, the property has been well-maintained and improved throughout and benefits from two bedrooms, a good-sized sitting room, well-equipped kitchen and family bathroom. The current owner has also installed solar panels with battery storage, providing electricity to the property. The property would be an ideal first home or suitable for those wanting to downsize.

ACCOMMODATION

A paved pathway leads to the front door which opens directly into the sitting room which has a cupboard housing the battery storage unit for the solar panels. There is also a wall mounted gas fire providing a focal point. The kitchen is located to the rear of the property and is fitted with a wide range of wall and base units, space for a fridge freezer and plumbing for a washing machine. A door provides access into the garden.

A staircase rises from the lounge to the first floor which offers two bedrooms, with the master bedroom benefiting from built-in wardrobes, and the family bathroom to the rear elevation.

OUTSIDE

Externally, the enclosed rear garden is well stocked, which has the benefit of a timber shed in-situ and enclosed by timber fencing, with gated rear access to the parking area. The property has an allocated parking space close by.

SITUATION

The property is on the outer edge of a development of mainly two-bedroom properties situated towards the outskirts of Axminster town beside the railway line and overlooking the beautiful East Devon countryside. Axminster is a country town on the eastern fringes of Devon, close to borders with Dorset and Somerset. It offers a selection of shops including two supermarkets, plus schools, churches, health centre and hospital. It also plays host to Hugh Fearnley-Whittingstall's HQ on Trinity Hill. The beautiful Axe Valley reaches the sea at Seaton (6 miles) along the Jurassic Coastline and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles. Mainline train station on the London Waterloo route.

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon. Council Tax Band B

SERVICES

Mains Electricity, Gas, Water & Drainage. Solar Panels. Broadband : Ultrafast available. Mobile Network Coverage : Likely outside. Limited inside.

DIRECTIONS

What3Words
//agenda.exhaling.signal

MATERIAL FACTS

1. The property is at a very low chance of both surface water flooding, and from rivers & seas. Source- Gov.uk
2. The solar panels currently generate sufficient electricity to cover requirements within the property and therefore the vendor does not incur any charges for electricity usage.

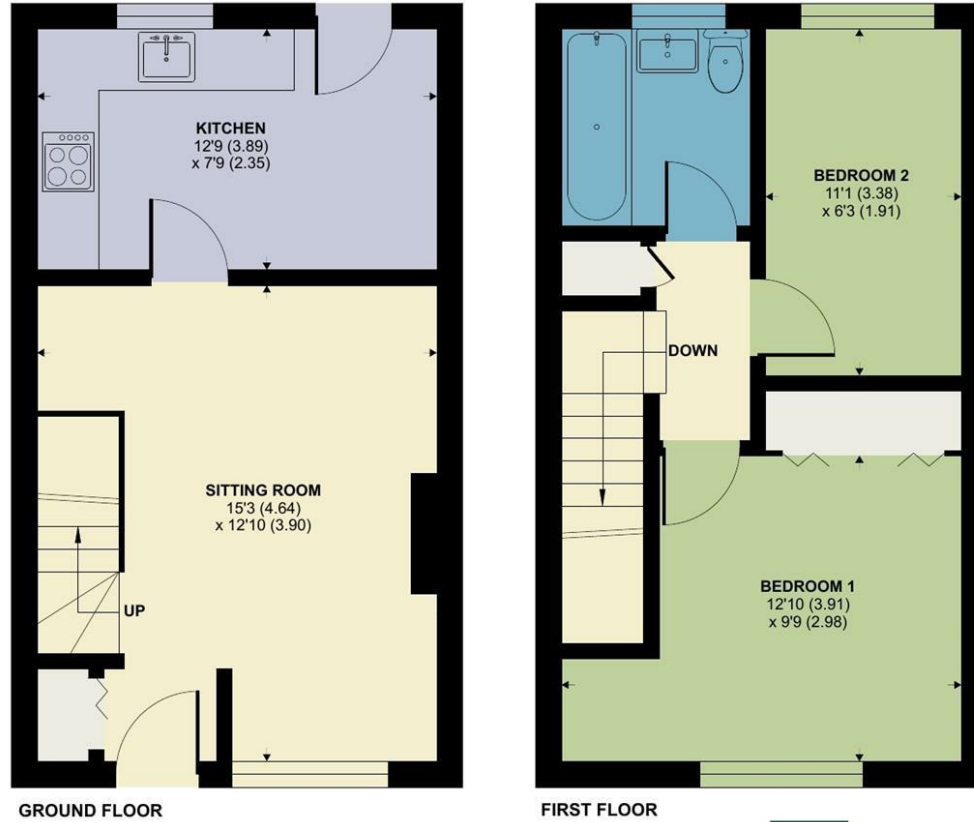


Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
A	B	80	83
B	C		
C	D		
D	E		
E	F		
F	G		
Very energy inefficient - highest running costs			
England & Wales			
EU Directive 2002/91/EC			

North Street, Axminster

Approximate Area = 600 sq ft / 55.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1253867



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