



Symonds
& Sampson

42 The Cricketers

Axminster, Devon

42 The Cricketers

Axminster
Devon EX13 5RQ

A modern three bedroom semi detached property with enclosed garden, driveway parking and no onward chain.



- Modern semi-detached house
 - Downstairs cloakroom
 - Kitchen/dining room
- Double glazed conservatory
 - Level rear garden
 - Gas central heating

Guide Price **£210,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Constructed some 30 years ago by Ideal Homes, 42 The Cricketers is welcomed to the market with the benefit of no onward chain. The property offers well balanced accommodation over two floors and includes a modern double glazed conservatory to the rear. Despite being in need of some general updating it does include extensive double glazed windows and doors, as well as a gas fired central heating system. The property is likely to rent for in the region of £1000 to £1100pcm.

ACCOMMODATION

To the front of the property is a small entrance porch which leads through to the main entrance where you will find a useful downstairs cloakroom and staircase rising to the first floor accommodation. To the front elevation is a spacious sitting room with double doors through to the kitchen/dining room. Fitted with a range of units, space for appliances and kitchen table. The conservatory is built of brick elevations with pitched roof and overlooks the garden. To the first floor are three bedrooms and a shower room.

OUTSIDE

Gravelled front garden including established shrubs with driveway and gated access to a lawned rear garden with patio seating area, raised borders, outside tap and garden store.

SITUATION

The Cricketers is a modern development of mainly two and three bedroom properties situated on 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 cottage hospital. It also plays host to Hugh Fearnley-Whittingstall's River Cafe 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.

DIRECTIONS

What3Words
///chain.facing.overpower

SERVICES

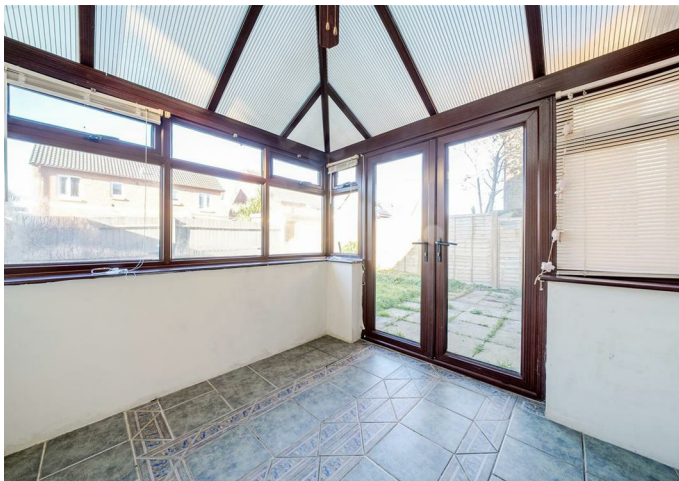
Main electric, water and drainage.
Ultrafast broadband available.
Mobile network coverage is available in the area. Please refer to Ofcom.org.uk for further details.

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band : B

MATERIAL INFORMATION

The property is located within an area with a high risk from flooding from rivers and seas, and very low from surface water. However, our vendor advises that the property has not flooded during their ownership of over 10 years.



The Cricketers, Axminster

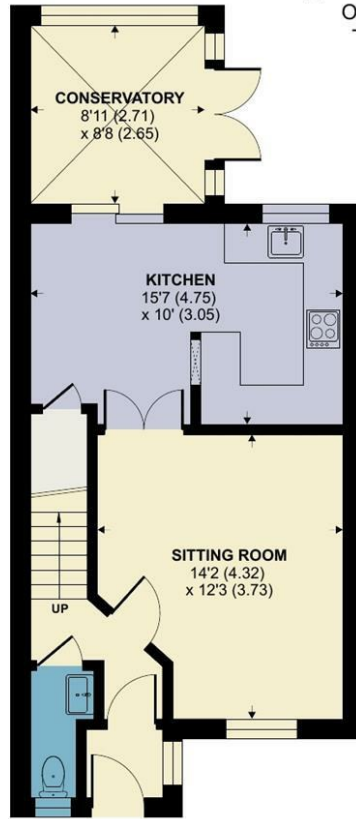
Approximate Area = 885 sq ft / 82.2 sq m

Outbuilding = 44 sq ft / 4 sq m

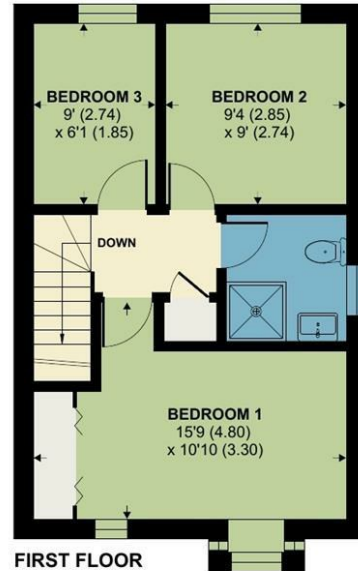
Total = 929 sq ft / 86.2 sq m

For identification only - Not to scale

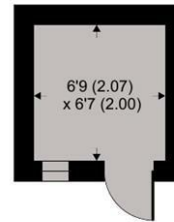
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-101)		90
B (81-90)		
C (69-80)		
D (55-68)	58	
E (49-54)		
F (41-48)		
G (35-40)		
Not energy efficient - higher running costs		
England & Wales EU Directive		



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



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: 1363981



Axm/RIS/26.11.25



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