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8 The Cricketers, Axminster, EX13 5RG

Guide Price £170,000 Freehold

- Two Bedroom Mid Terrace House
- Bathroom
- Lounge
- Enclosed Rear Garden
- Kitchen
- No Onward Chain

Westminster House, West Street, Axminster, Devon, EX13 5NX
01297 631199

salesaxminster@harrisandharrisestates.co.uk
https://www.harrisandharrisestates.co.uk

8 The Cricketers, Axminster EX13 5RG

For sale: a two-bedroom terraced house in the popular market town of Axminster, offering a practical layout and convenient access to local amenities.

The property features an open-plan reception room, providing a flexible space for both living and dining. There are two bedrooms: one double bedroom and one single bedroom, offering options for a small family, home office, or guest room. The home also includes a bathroom and benefits from an enclosed low maintenance rear garden.

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Council Tax Band: B

Lounge
12'9" x 15'6" (3.90 x 4.73)
Window to the front aspect with a radiator and stairs with a wooden hand rail and balustrade ascending to the first floor. Further benefiting from a storage cupboard housing the fuse box.

Kitchen
7'8" x 12'9" (2.36 x 3.89)
Fitted with a range of matching wall and base units with work tops over comprising a four ring gas hob with an oven underneath and an extractor hood overhead. Continuing round to a one and a half bowl stainless steel sink and drainer and a window to the rear aspect. Further benefiting from space and plumbing for a washing machine and space for separate white goods under the work top. Further benefiting from a storage cupboard housing the boiler and a radiator.

Landing
Doors leading to the accommodation with a smoke detector and loft access overhead. Further benefiting from a storage cupboard.

Bedroom 1
9'11" x 9'3" (3.03 x 2.83)
A double bedroom with a window to the front aspect, radiator and storage cupboard.

Bedroom 2
13'3" x 6'2" (4.04 x 1.88)
A single bedroom with a window to the rear aspect and a radiator.

Bathroom
6'3" x 6'3" (1.91 x 1.91)
Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin and a bath unit with a wall mounted electric shower. An opaque window to the rear aspect and a heated towel rail.

Outside
The property benefits from an enclosed low maintenance rear garden predominantly laid to patio and a side access gate.

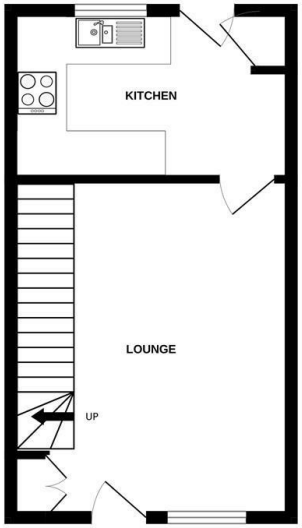
Agents Notes
Tenure: Freehold
Local Authority: East Devon District Council
Council Tax Band: B
Utilities:Electric, water and drainage are all mains connected.
Broadband: Full fibre broadband with a full fibre connection is available. Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to openreach.com for more information.
Mobile phone coverage: More information can be found checker.ofcom.org.uk
Flood Risk; Medium risk from flooding from rivers and sea between 2026-2069. Very low risk from flooding from surface water.

Location
Axminster’s traditional town centre is within easy reach, with a range of independent shops, supermarkets, cafés and local services. Nearby, you can enjoy green spaces such as local parks and riverside walks, as well as the wider East Devon countryside and the Jurassic Coast a short drive away.

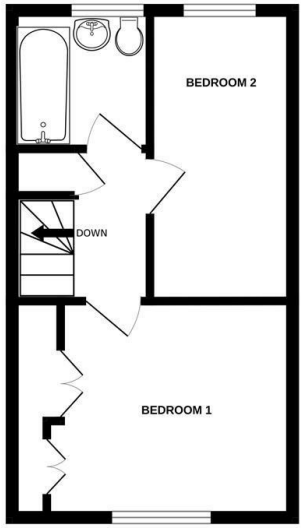
For commuters and regular travellers, Axminster railway station provides direct services to Exeter and London Waterloo. Typical journey times are around 40–50 minutes to Exeter St Davids and approximately 2 hours 45 minutes to London Waterloo, making this a practical base for those needing connections to the city while enjoying a quieter setting at home.

Families will find a choice of primary and secondary schools in and around Axminster, along with community facilities, sports clubs and health services. Road links via the A35 and A30 connect easily to surrounding towns including Lyme Regis, Honiton and Exeter.

GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

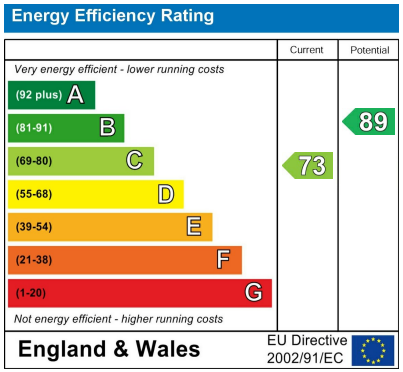
From our office in West Street proceed up into the town centre. Turn left in front of The George Hotel and proceed down Castle Hill. Take the first right into North Street and proceed along until you reach the left hand turning into The Cricketers. Proceed into The Cricketers and the property can be found on the left hand side.

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

B



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