



55 The Cricketers

Axminster, Devon

55 The Cricketers

Axminster
Devon EX13 5RQ

A well presented two bedroom modern terraced home with private parking, enclosed garden and the benefit of no onward chain.



- Modern starter home
 - Two bedrooms
- Recently redecorated
- New carpets throughout
- Gas fired central heating
- Extensive double glazing
- Good storage options
 - Enclosed garden
 - Private parking

Guide Price **£165,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Constructed some 30 years ago by Ideal Homes, 55 The Cricketers is welcomed to the market with the benefit of no onward chain. The property offers well balanced accommodation over two floors and has recently had new carpets laid throughout as well being redecorated. The property also features replacement double glazed windows and doors, and a gas fired central heating system. A new Worcester boiler was fitted in 2025 and the Landlord Electrical check has recently been carried out. Subject to a little updating we believe that the property could rent for in the region of £850 pcm.

ACCOMMODATION

To the front of the property is the main reception room with stairs leading to the first floor accommodation. To the rear is the kitchen/dining room, fitted with a range of white gloss front units with space for appliances, kitchen table and door leading to the rear garden. To the first floor are two bedrooms (one double and one single) and bathroom with white suite and extensive tiling.

OUTSIDE

There is one private parking space to the front of the property and an enclosed rear garden with shed and gated rear access.

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
///drifter.reckons.recover

SERVICES

Main electric, gas, water and drainage.
Ultrafast broadband and mobile network coverage is available in the area. Refer to Ofcom.org.uk for further details.

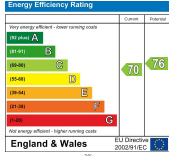
LOCAL AUTHORITY

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

MATERIAL INFORMATION

The area around the property is at high risk of flooding from rivers and seas, and very low risk from surface water.

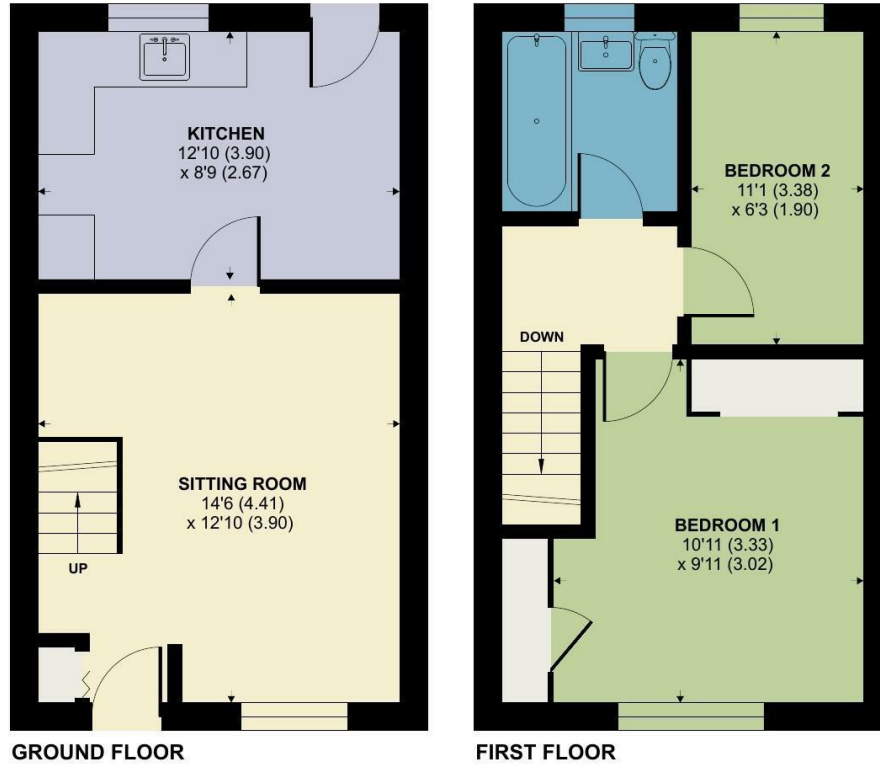




The Cricketers, Axminster

Approximate Area = 606 sq ft / 56.2 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 2026. Produced for Symonds & Sampson. REF: 1530478



Axm/RIS/13.10.26



01297 331222

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT