



**The Cricketers, Axminster EX13 5RH**

**welcome to**

## **The Cricketers, Axminster**

Fox & Sons are delighted to bring to the market this lovely two bedroom home, offering bright and modern living, positioned in a wonderfully convenient location.

### **Open Plan Living Space**

23' 4" x 12' 10" max ( 7.11m x 3.91m max )

Lounge:

Entered via uPVC double glazed door with glass panel inserts, uPVC double glazed window to front aspect, storage cupboard housing the fuseboard, two radiators, ceiling light points and stairs rising to first floor

Kitchen:

uPVC double glazed door leading to rear garden, uPVC double glazed window to rear aspect, space and plumbing for free standing washing machine, space for free standing fridge and freezer, space for gas cooker with cooker hood over, integrated dishwasher, integrated wine cooler, wall and base units with worktops over, drainer sink, tiled splashback and ceiling light points

### **Landing**

Stairs down to ground floor, airing cupboard housing wall mounted gas boiler, access to loft via hatch and ceiling light point

### **Bedroom One**

10' 9" x 12' 10" max ( 3.28m x 3.91m max )

### **Bedroom Two**

6' 3" x 11' 1" ( 1.91m x 3.38m )

uPVC double glazed window to rear aspect, radiator and ceiling light point

### **Bathroom**

uPVC double glazed opaque window to rear aspect, panel bath with shower over, wash hand basin, low level W.C, tiled floor, part-tiled walls, towel radiator and ceiling light points

### **Front Garden/Driveway**

Driveway parking, laid to gravel and access to rear garden via timber gate

### **Rear Garden**

Fully enclosed rear garden with gated access to front, laid to lawn, patio seating area, timber shed, outside tap and security light





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## The Cricketers, Axminster

- TWO BEDROOMS
- COUNCIL TAX BAND B
- OPEN PLAN LIVING SPACE
- ENCLOSED REAR GARDEN
- PRIVATE DRIVEWAY

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£195,000**



Total floor area 55.3 m<sup>2</sup> (595 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
AXM104987 - 0002

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