



40 The Cricketers, Axminster, EX13 5RQ

Guide Price £162,500 Freehold

- Two Bedroom Semi-Detached House
- Conservatory
- Enclosed Rear Garden
- Lounge
- Bathroom
- Parking
- Kitchen
- Cloakroom

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This two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into the lounge, ideal for relaxation or entertaining guests and a separate kitchen provides a functional space for culinary pursuits, making it a joy to prepare meals.

The property further enjoys two inviting bedrooms, and a family bathroom. Outside, you will find an enclosed garden, a wonderful spot for outdoor activities or simply enjoying the fresh air. Additionally, the property includes parking for one vehicle, ensuring that you have a secure place for your car.



Council Tax Band: B



Hallway

Doors leading to the accommodation with stairs ascending to the first floor. Smoke detector and radiator.

Cloakroom

Featuring a fitted suite comprising a low level hand flush w.c and a pedestal hand wash basin. An opaque window to the front aspect and radiator.

Kitchen

8'8" x 6'2" (2.66 x 1.89)

Fitted with a range of matching wall and base unit with work tops over comprising a stainless steel sink and drainer and a wall mounted boiler. Space for a fridge freezer, cooker and space and plumbing for a washing machine. A window to the front aspect.

Lounge

13'5" x 12'5" (4.09 x 3.81)

Featuring a gas effect fireplace with a window to the rear aspect and a sliding patio door leading to the conservatory. Further featuring two radiators and a under stair storage cupboard.

Conservatory

9'6" x 7'10" (2.90 x 2.39)

A fully uPVC double glazed conservatory with a radiator and a patio door leading to the garden.

Landing

Doors leading to the accommodation and a airing cupboard housing the water tank. A smoke detector and loft access overhead.

Bedroom 1

13'5" x 9'4" (max) (4.11 x 2.87 (max))

A double bedroom with a window to the front aspect, radiator and a fitted wardrobe.

Bedroom 2

9'7" x 6'8" (2.94 x 2.04)

A single bedroom with a window to the rear aspect and radiator.

Bathroom

6'5" x 6'3" (1.97 x 1.92)

Featuring a fitted suite comprising a low level hand flush w.c. a pedestal hand wash basin and a bath unit with a wall mounted electric shower. Further benefiting from an opaque window with the rear aspect and radiator.

Outside

The property enjoys a fully enclosed low maintenance rear garden with a wooden access gate to the side aspect. The garden is mostly laid to gravel with laid patio paved walkway.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: B

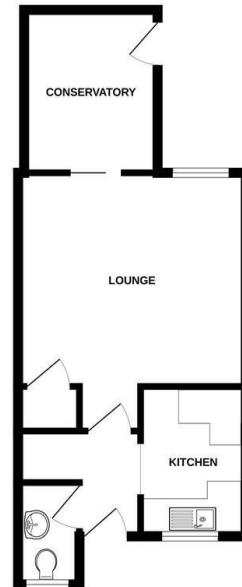
Utilities: Electric, water and drainage are all mains connected.

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 at checker.ofcom.org.uk

Flooding: High risk from flooding rivers and sea. Very low risk from flooding from surface water

GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. No responsibility is accepted for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and estate agent accept no responsibility for any inaccuracies given stated and no guarantee is given as to their operability or efficiency can be given.
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Directions

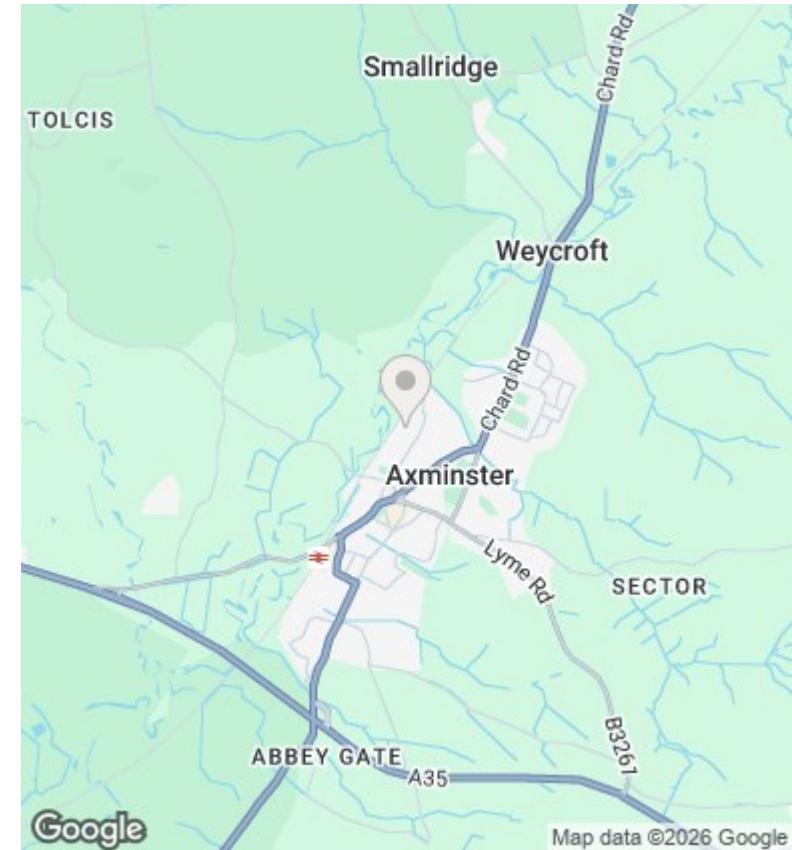
From our office in West Street proceed up into the town centre. Turn left in front of The George Hotel and proceed down Castle Hill. Take the first right into North Street and proceed along until you reach the left hand turning into The Cricketers. Proceed into The Cricketers and turn left. Follow the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

Viewings

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

Council Tax Band

B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC