



The Cricketers, Axminster EX13 5RQ

welcome to

The Cricketers, Axminster

Fox & Sons are delighted to bring to the market this lovely two bedroom end-terraced home, conveniently located close to the centre of the historic market town of Axminster.

Front Of Property

Paved path leading to front door bordered by feature gravel areas and established plants

Outer Porch

Entered via uPVC front door with opaque double glazed panel, uPVC double glazed window to side aspect, built in storage cupboard, door leading to entrance hallway

Entrance Hallway

Doors leading to subsequent rooms, stairs rising to first floor, radiator, ceiling light point

Kitchen

uPVC double glazed window to front aspect, range of wall and base units with worktop over rand tiled splashback, 1.5 stainless steel drainer sink, integrated electric oven with gas hob and cookerhood over, integrated fridge and freezer, under counter washing machine, wall mounted boiler, ceiling light point

Lounge

uPVC double glazed double doors leading to rear garden, uPVC double glazed window to rear aspect, under stairs storage, radiators, ceiling light point

Landing

Doors leading to subsequent rooms, built in storage housing water tank, loft hatch with loft ladder, ceiling light point

Master Bedroom

uPVC double glazed window to front aspect, built in wardrobe, radiator, ceiling light point

Bedroom 2

uPVC double glazed window to rear aspect, radiator,

ceiling light point

Bathroom

uPVC opaque double glazed window to rear aspect, panel bath with shower over, hand wash basin, low level WC, part tiled walls, radiator, ceiling light point

Rear Garden

Metal fence enclosed garden, laid to gravel with patio area, side access gate leading to front and rear of property

Parking

Two allocated parking spaced to rear of property

Location

Situated within the historic market town of Axminster which offers weekly markets, a host of local shops and eateries, along with larger supermarkets. Excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo. The neighbouring 'Jurassic Coast' coastal towns of Lyme Regis and Seaton offer further amenities along with beautiful beaches.

Agent's Note

This property is being sold as an investment opportunity with a tenant in situ - for more information, please contact Fox and Sons

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





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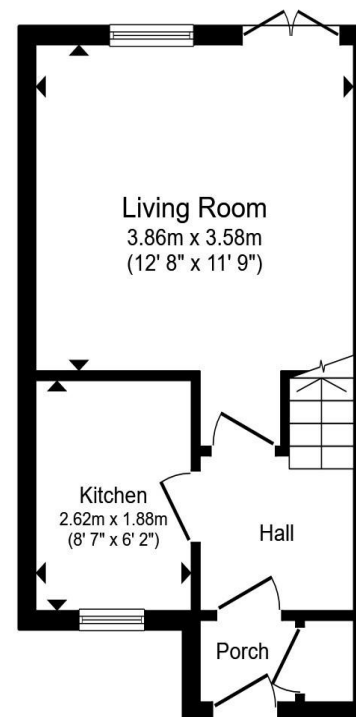
The Cricketers, Axminster

- END-TERRACED HOME
- TWO BEDROOMS
- INVESTMENT OPPORTUNITY OFFERED FOR SALE WITH A TENANT IN SITU
- LOUNGE OPENING TO GARDEN
- REAR ENCLOSED GARDEN

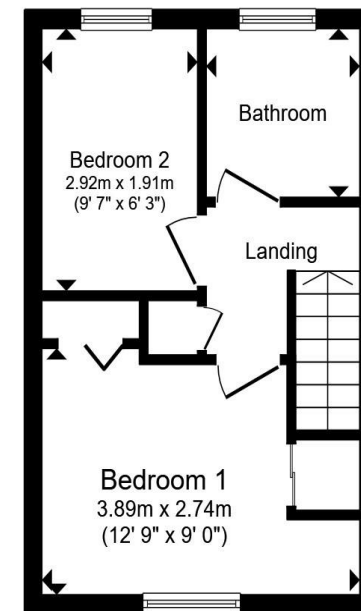
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000



Ground Floor



First Floor

Total floor area 50.9 m² (548 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.propertybox.io


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Property Ref:
AXM104977 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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