



51 The Cricketers, Axminster, EX13 5RQ

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A newly decorated end terrace house in secluded position.

Axminster Station 0.8 Miles; Lyme Regis 5.8 Miles; Honiton 10 Miles

• Newly Fitted Kitchen • Sitting Room • Two Bedrooms • Bathroom • Garden / Parking • Available Unfurnished from Early January • Long Let • Deposit: £980 • Council Tax Band: B • Tenant Fees Apply

£850 Per Calendar Month

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)

## ACCOMMODATION INCLUDES

Part glazed front door to;

### HALL

With radiator, coat hooks and Karndean flooring.

### KITCHEN

Newly fitted modern wall, base and drawer units, worksurface with inset stainless steel sink unit, electric hob with extractor over, electric oven, space for washing machine and under counter fridge, breakfast bar area, radiator, gas fired boiler and Karndean flooring.

### SITTING ROOM

13 x 10

Sliding patio door to rear, television / telephone point, stairs rising, radiator and Karndean flooring.

### STAIRS AND LANDING

Stairs rise to landing with fitted carpet.

### BEDROOM ONE

10 (to recess) x 9

Double with airing cupboard, hanging rail to recess, radiator and fitted carpet.

### BEDROOM TWO

6 x 6 (8 into recess)

Single bedroom or ideal home office with radiator and fitted carpet.

### BATHROOM

White suite comprising bath with shower over, shower curtain, pedestal wash hand basin, low level WC, shaver socket and mirror, wall cabinet, heated towel rail and vinyl floor.

### OUTSIDE

To the rear is an enclosed easy to maintain garden with paving and gravel and a garden shed. Pedestrian gate leads to the car parking.

To the rear there is an allocated parking space for one vehicle.

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted mobile coverage for voice and data: External (Likely) EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band B

### SITUATION

The property is situated in a popular residential area within easy walking distance of the vibrant market town of Axminster. The town offers a range of amenities, including a mainline train station, excellent schooling options (up to 16 years only), recreational facilities, and a variety of shops with some charming independent stores, cafes, and restaurants. You'll also find a weekly street market, a leisure complex, a swimming pool, a medical centre, a small hospital and two dental practices, all within walking distance.

### DIRECTIONS

Upon entering Axminster from the A35 (Honiton) go straight over the roundabout by Tesco and head into the town centre. After passing over the pedestrian crossing turn left into

Victoria Place and into Castle Street. Take the next right into North Street. Follow the road and The Cricketers is the second turning on the left. At the end of the road turn right and after a short distance the driveway and property can be found on your left hand side.

### LETTING

The property is available to rent for a period of 6 months plus on a long let basis on an Assured Shorthold Tenancy. The property will be available unfurnished from early January. RENT: £850 per calendar month exclusive of all charges.

Where the let permits a pet the rent will be increased to £875pcm. DEPOSIT: £980 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. A Small Pet (terms apply) / Child Considered. Viewing strictly through the Agents.

### HOLDING DEPOSIT AND TENANT FEES (Honiton)

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

### TENANT PROTECTION (Honiton)

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

### RENTERS' RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/_roadmap.pdf)





*IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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