



**Amberside Square, Axminster EX13 5TH**



**welcome to**

## **Amberside Square, Axminster**

Immaculately presented spacious end terrace home situated on the ever popular 'Tigers Way' development, overlooking the green. Offering pretty rear garden, allocated parking space and being conveniently placed for schools and amenities.

### **Entrance Hall**

Entered via secure door with double glazed opaque glass inserts, stairs rising to first floor, radiator, ceiling light point

### **Cloakroom**

Upvc double glazed opaque glass window to front aspect, low level WC, wash hand basin with tiled splashback, radiator, ceiling light point

### **Kitchen**

10' 2" x 8' 1" ( 3.10m x 2.46m )

Upvc double glazed window to front aspect, range of wall and base level units with wood effect worksurface over extending into splashbacks, drainer sink, built in electric oven, gas hob with cookerhood over, space and plumbing for washing machine and upright fridge freezer, wall mounted boiler, tiled flooring, radiator, spot lighting

### **Lounge**

15' 5" x 15' 3" max ( 4.70m x 4.65m max )

Upvc double glazed window and patio doors opening to rear garden, understair storage cupboard, radiator, ceiling light point

### **Landing**

Upvc double glazed window to side aspect, access to loft space via hatch, storage cupboard over the stairs, radiator, ceiling light point

### **Bedroom One**

14' 1" x 8' 8" ( 4.29m x 2.64m )

Upvc double glazed window to rear aspect, built in double wardrobe with sliding mirror doors, radiator, ceiling light point

### **Bedroom Two**

9' 5" x 8' 8" ( 2.87m x 2.64m )

Upvc double glazed window to front aspect, built in double wardrobes with sliding mirror doors, radiator, ceiling light point

### **Bedroom Three**

10' 2" x 6' 2" ( 3.10m x 1.88m )

Upvc double glazed window to rear aspect, radiator, ceiling light point

### **Bathroom**

Upvc double glazed opaque glass window to front aspect, three piece bathroom suite comprising of panel bath with shower over and glass shower screen, low level WC and wash hand basin, tiled splashbacks, shave point, extractor fan, spot lighting

### **Rear Garden**

Enclosed with brick walling and timber fencing with gated rear access, mainly laid to lawn with patio seating area, a range of flower beds with a variety of mature flowers, plant and shrubs.





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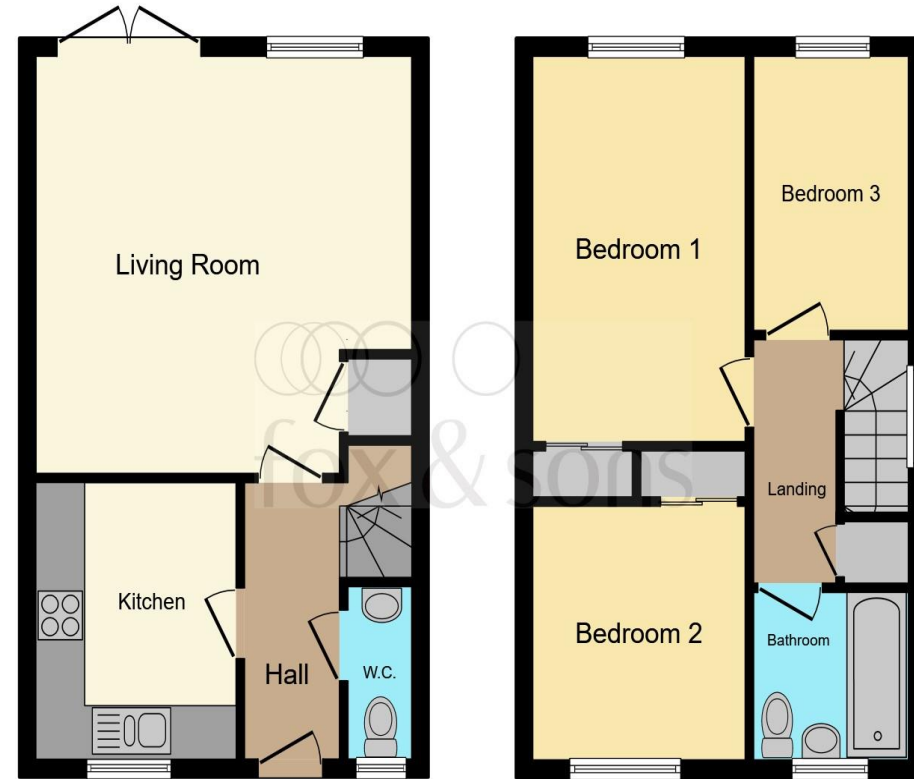
welcome to

## Amberside Square, Axminster

- END-TERRACE HOME
- THREE BEDROOMS
- ALLOCATED PARKING
- PLEASANT POSITION OVERLOOKING THE GREEN
- CONVENIENTLY PLACED FOR TOWN AND AMENITIES

Tenure: Freehold EPC Rating: B

**£292,500**



**Ground Floor**

**First Floor**

Total floor area 72.8 m<sup>2</sup> (784 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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