



**Amberside Square, Axminster EX13 5TH**



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## **Amberside Square, Axminster**

Delightful mid-terrace home situated on the sought after 'Tigers Way' development in a prominent position over-looking the green. Benefiting from conservatory and allocated parking space.

### **Entrance Hallway**

Entered via UPVC double glazed door with opaque glass insert, wood effect laminate flooring, radiator, ceiling light point

### **Cloakroom**

UPVC double glazed opaque window to front, low level WC, wash hand basin, continuation of wood effect laminate flooring, tiled splash back, radiator, ceiling light point

### **Kitchen**

10' 3" x 5' 7" ( 3.12m x 1.70m )

UPVC double glazed window to front, range of eye and base level units with laminate work surface over, fitted electric oven, gas hob with cooker hood over, space and plumbing for a range of domestic appliances, one and a half bowl drainer sink, wall mounted combi boiler housed in cupboard, wood effect laminate flooring, tiled splash backs, ceiling light point

### **Lounge**

16' 3" x 12' 9" MAX ( 4.95m x 3.89m MAX )

UPVC double glazed patio doors opening to conservatory, wood effect laminate flooring, under-stair storage cupboard, radiator, ceiling light point

### **Conservatory**

9' 6" x 5' 11" ( 2.90m x 1.80m )

UPVC double glazed door opening to garden, laminate flooring, ceiling light point

### **Landing**

Access to loft via hatch, ceiling light point

### **Bedroom One**

12' 8" x 10' 1" ( 3.86m x 3.07m )

UPVC double glazed window to rear, fitted double

wardrobe with sliding mirrored doors, radiator, ceiling light point

### **Bedroom Two**

12' 8" MAX x 9' 7" MAX ( 3.86m MAX x 2.92m MAX )

UPVC double glazed window to front, cupboard over stairs, radiator, ceiling light point

### **Bathroom**

Three piece suite comprising of panel bath with shower over, low level WC, wash hand basin, laminate flooring, part tiled walls, radiator, spot lighting

### **Garden**

Fully enclosed with timber fencing, gated rear access, raised decked seating area

### **Parking**

Allocated parking space to rear





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## Amberside Square, Axminster

- COUNCIL TAX BAND B
- TWO DOUBLE BEDROOM
- PRIVATE REAR GARDEN
- CONSERVATORY
- SPACIOUS LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: B

**£239,000**



Total floor area 67.4 m<sup>2</sup> (725 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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