

## welcome to

# **Amberside Square, Axminster**

Fox & Sons are delighted to bring to the market this immaculately presented end terrace home situated on the ever popular 'Tigers Way' development. Offering spacious living accommodation, kitchen/diner, master bedroom with en-suite, stunning rear garden, garage and extra allocated parking spaces.

## **Entrance Hallway**

Entered via uPVC door with double glazed inserts, understairs storage cupboard, radiator and ceiling light points

#### Cloakroom

uPVC double glazed frosted window to front aspect, low level WC and hand wash basin with tiled splashback

### Kitchen/Diner

18' 10" x 9' 3" ( 5.74m x 2.82m )

Kitchen area:

uPVC double glazed window to front aspect, range of wall and base units with worktop over, integrated fridge/freezer, integrated dishwasher, integrated electric oven with induction hob and cooker hood over, space for washing machine, cupboard housing boiler and spotlights

### Dining area:

uPVC double glazed patio doors leading to garden, radiator and ceiling light point

## Lounge

18' 10" x 11' Max (5.74m x 3.35m Max) uPVC double glazed windows to front aspect, uPVC double glazed patio doors leading to garden, wall mounted fireplace and feature wooden mantel over, radiator and ceiling light points

## Landing

uPVC double glazed window to rear aspect, built in storage cupboard housing immersion water tank, loft hatch with built in ladder leading to partially boarded loft space, radiator and ceiling light point

## **Master Bedroom**

9' 5" x 10' 11" ( 2.87m x 3.33m )

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

#### **En-Suite**

uPVC double glazed frosted window to front aspect, low level WC, wash-hand basin with tiled splashback, tiled shower cubicle, heated towel rail and spotlights

#### **Bedroom Two**

12' 9" Max x 9' 5" ( 3.89m Max x 2.87m ) uPVC double glazed window to front aspect, built in cupboard, radiator and ceiling light point

#### **Bedroom Three**

9' 6" x 8' 4" (  $2.90m \times 2.54m$  ) uPVC double glazed window to rear aspect, radiator and ceiling light point

### **Bathroom**

uPVC double glazed frosted window to rear aspect, low level WC, wash-hand basin, panelled bath with shower over, part tiled walls, heated towel rail and spotlights

#### **Rear Garden**

Timber fence enclosed rear garden, patio area, raised Astro turf area with lighting detail in wooden fascia boards, decking area, power points, water supply, outside light, door to garage and wooden gate leading to off road parking spaces

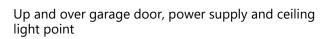
### Garage

Studio area 8'05 x 9'05 uPVC door with double glazed insert to garden, power supply, spotlights and sliding wooden feature door leading to:

Garage area 9'08 x 11'05















## welcome to

# **Amberside Square, Axminster**

- IMMACULATELY PRESENTED END TERRACED HOME
- KITCHEN/DINER
- COUNCIL TAX BAND C
- MASTER BEDROOM WITH EN-SUITE
- STUNNING ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

£325,000



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

## check out more properties at fox-and-sons.co.uk



Property Ref: AXM104429 - 0003 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 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.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are

Not for marketing purposes INTERNAL USE ONLY



01297 32323



axminster@fox-and-sons.co.uk

West Street, AXMINSTER, Devon, EX13 5NU

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.