



**Amberside Square, Axminster EX13 5TH**

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## **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 x 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



Up and over garage door, power supply and ceiling light point



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## 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**



**Ground Floor**



**First Floor**

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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Property Ref:  
AXM104429 - 0003

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