

# FORTNAM SMITH & BANWELL



**MODERN END TERRACE HOME**

**ALLOCATED PARKING**

**ENCLOSED REAR GARDEN**

**THREE BEDROOMS**

**POPULAR DEVELOPMENT**

**UPVC D/G & GAS C/H**



**1 Amberside Square, Tigers Way, Axminster, Devon, EX13 5TH**

**£295,000**



**Situated in a popular residential area, close to the town centre this stylish end terraced home was built in 2015 by renowned regional developers, Devonshire Homes.**



Forming part of an attractive terrace looking onto the green this beautifully presented home has been well maintained by the present owners. The property briefly comprises: Entrance hall with useful cloakroom. Spacious living room with French doors to rear garden. Kitchen with views across the green completes the ground floor accommodation. First floor landing with storage cupboard. Two double bedrooms with fitted storage. Third bedroom. Family bathroom. Externally the property benefits from an allocated parking space. The enclosed rear garden is mainly laid to lawn but also has a range of flower beds with a variety of mature flowers, plants and shrubs.

The market town of Axminster is a busy town in East Devon close to the border with West Dorset and Somerset. The popular seaside towns of Lyme Regis and Seaton are both about 6 miles distance with both Exeter (M5) and Taunton being about 24 miles away. The town itself is well catered for with primary and secondary schools, two large supermarkets, a range of independent shops, leisure centre, hospital and a main line railway station.



## **The accommodation with approximate measurements comprises:**

Double glazed entrance door with glass inserts to:

### **Entrance Hall**

Stairs rising to first floor. Radiator.

### **Cloakroom**

UPVC double glazed obscured window. Low level WC. Wash hand basin with tiled splashbacks. Radiator.

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

Fitted with a comprehensive range of cream units comprising base cupboard and drawers with matching wall cupboards and display shelves. Wood worktops with inset stainless steel sink and drainer. Built in electric oven. Four ring gas hob with extractor hood above. Appliance space for: Washing machine and upright fridge/freezer. Wall mounted combi boiler. Tiled flooring. UPVC double glazed window. Radiator.

### **Lounge** 15' 5" x 15' 3" max (4.70m x 4.64m)

UPVC double glazed French doors and window to rear garden. TV point. Understair storage cupboard. Radiator.

### **First Floor Landing**

UPVC double glazed window. Loft access. Overstair storage cupboard. Radiator.

### **Bedroom 1** 14' 1" x 8' 8" (4.29m x 2.64m)

UPVC double glazed window looking over garden. Fitted double wardrobe with sliding mirror doors. Radiator.

### **Bedroom 2** 9' 5" x 8' 8" (2.87m x 2.64m)

UPVC double glazed window. Built in double wardrobes with sliding mirror doors. Radiator.

### **Bedroom 3** 10' 2" x 6' 2" (3.10m x 1.88m)

UPVC double glazed window. Radiator.

### **Family Bathroom**

Modern white suite comprising: Panel bath with tiled surrounds, shower attachment and glass shower screen. Low level WC. Wash hand basin. Tiled splashbacks. Extractor fan. UPVC double glazed obscured window.

### **Rear Garden**

Enclosed by brick walling and timber fencing and gated rear access the garden is mainly laid to lawn and a range of planting beds with a variety of mature flowers, plants and shrubs. Paved patio seating area.

### **Services**

All mains services. Gas central heating.

### **EPC Rating B.**

### **Council tax band C.**

### **Agents Note**

Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigations into the working order of these items. All measurements are approximate, photographs and floor plans are for guidance only.

GROUND FLOOR



1ST FLOOR



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The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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