



## 15 Tigers Way, Axminster

A fantastic detached family home with three good size bedrooms, two bathrooms, enclosed garden and drive through garage with additional parking.

Guide Price  
**£335,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## 15 Tigers Way Axminster EX13 5TG

- Spacious family home
  - Close to schools
  - Three bedrooms
  - Two bathrooms
- Well appointed kitchen
  - Enclosed garden
- Driveway through garage
- Additional parking space
  - Council Tax Band D

Viewing strictly by appointment  
Symonds & Sampson  
01297 33122







A fantastic detached family home with three good size bedrooms, two bathrooms, enclosed garden and drive through garage with additional parking.

Built on the former site of Axminster town football club, Tigers Way formers part of a modern development of mainly two and three bedroom houses which are ideally placed for the local schools, leisure facilities and the town centre. This particular house design is the largest of the three bedroom house designs and offers just over 950 sq ft of accommodation. The property is nicely proportioned with a central entrance hallway which leads to the two dual aspect rooms, both of which include direct access out onto the garden. There is a well equipped kitchen/dining room fitted with a wide range of wall and base units, ample space for a dining table and a range of integrated appliances. While the sitting room includes plenty of space for furniture. There is also downstairs cloakroom and useful storage space under the stairs. To the first floor are three double bedrooms, a well equipped family bathroom and en suite shower room to the master bedroom. Being just over ten years old the

property features a high energy efficiency rating, modern fixtures and fittings and a gas fired central heating system.

#### Outside

The enclosed rear garden is mainly lawned with a selection of established shrubs, patio seating area, outside light and gated side access.

#### Garage

The garage is 2nd on the right of the property and is accessed via an up and over door which in turn leads to an additional parking space.

#### Situation

The property is situated in a most convenient position only a few minutes' walk from the town's Minster. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery and dentists. There is a well supported country produce market held in Trinity Square every Thursday. The beautiful Axe Valley with its renowned bird

sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster train station that is on the direct line to London Waterloo to Exeter line.

#### Education

Primary schooling at Axminster Community Primary School and St Marys Catholic Primary School. State secondary schools at The Woodroffe School in Lyme Regis, The Axe Valley Academy and the renowned Colyton Grammar School. Independent Schools in the area include Chard Independent, Perrott Hill at Crewkerne, Blundells at Tiverton and the Exeter or Taunton Schools. Further education at Exeter College and Exeter University.

#### Sporting

Racing at Taunton or Exeter. Golf at Axe Cliff, Cricket St Thomas, Seaton or Honiton. Sailing on the coast at Lyme Regis and Seaton. Swimming, leisure and sports clubs/facilities in Axminster.

### Services

All mains services connected.  
Ultrafast broadband is available. Mobile coverage is available inside and outdoors.  
Source: Ofcom.org.uk

### Agent's Note

There is a yearly site management fee. The last service charge was £167.69 up until 30th June 2024. The development is managed by Welden Property Management Ltd based in Tiverton.

### Local Authority

East Devon District Council. Tel : 01404 515616.

### Directions

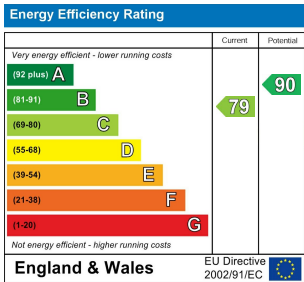
From our offices in Trinity Square proceed onto West Street and proceed up Lyme Road. Take the left hand turning for Sector Lane (opposite the Catholic Church) then take second left into Tigers Way, follow the road round to the right where the property can be found after a short distance on your right hand side.



## Tigers Way, Axminster

Approximate Area = 956 sq ft / 88.8 sq m  
Garage = 138 sq ft / 12.8 sq m  
Total = 1094 sq ft / 101.6 sq m

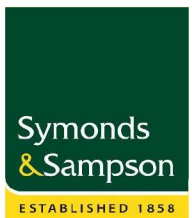
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1109255



Axm/RIS/16.4.24



01297 33122  
Symonds & Sampson Trinity Square  
Axminster  
Devon  
EX13 5AW  
axminster@symondsandsampson.co.uk

### IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

