



Symonds
& Sampson

38 Tigers Way

Axminster, Devon

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Axminster
Devon EX13 5TG

A superb family home welcomed to the market with the benefit of no onward chain. The property includes an adjoining garage with parking space, low maintenance garden and neutral décor throughout.



- Modern terraced house
 - No onward chain
 - Smart fitted kitchen
- Downstairs cloakroom
 - Enclosed garden
- Garage and parking space

Guide Price £255,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This light and airy three bedroom house was built by renowned regional developers Devonshire Homes in 2015. The property forms part of an attractive terrace of rendered houses situated on the edge of this small development and benefits from an adjoining garage. Being a modern house this property comes with many benefits such as double glazing windows, gas fired central heating, mains wired smoke alarms, various television points and a good energy efficiency rating.

ACCOMMODATION

Situated to the front elevation is a beautiful upgraded kitchen that has been fitted with a wide range of high gloss units and integrated Smeg appliances. The lounge/dining room is L-shaped with a useful storage cupboard and double doors that lead out to an enclosed rear garden. There is also a useful downstairs cloakroom set off the entrance hallway. To the first floor are three well proportioned bedrooms and family bathroom. Both of the double bedrooms include built in wardrobes, while the bathroom has been finished to a high standard of specification with attractive tiling and a shower over the bath.

OUTSIDE

To the front of the property is a small well stocked flower

bed, outside light and water supply. Next to the house (under the coach house) is the single garage which has an up and over door, light and power connected. The enclosed rear garden features an area of patio and stone chippings for ease of maintenance. Outside light and gated rear access. There is a further parking space found to the front of the garage.

SITUATION

Built on the former grounds of Axminster Town football club, Tigers Way is a development of mainly two and three bedroom houses situated off of the Lyme Road and less than half a mile from the town centre. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. 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 itself offers a selection of shops including two supermarkets, schooling and train station that is on the direct line to London Waterloo and Exeter. Trinity Square, by the minster, is home to a weekly outdoor produce market.

SERVICES

Mains electric, gas, water and drainage

Broadband : Ultrafast available
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk

DIRECTIONS

What3words
///admits.tradition.flags

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band C

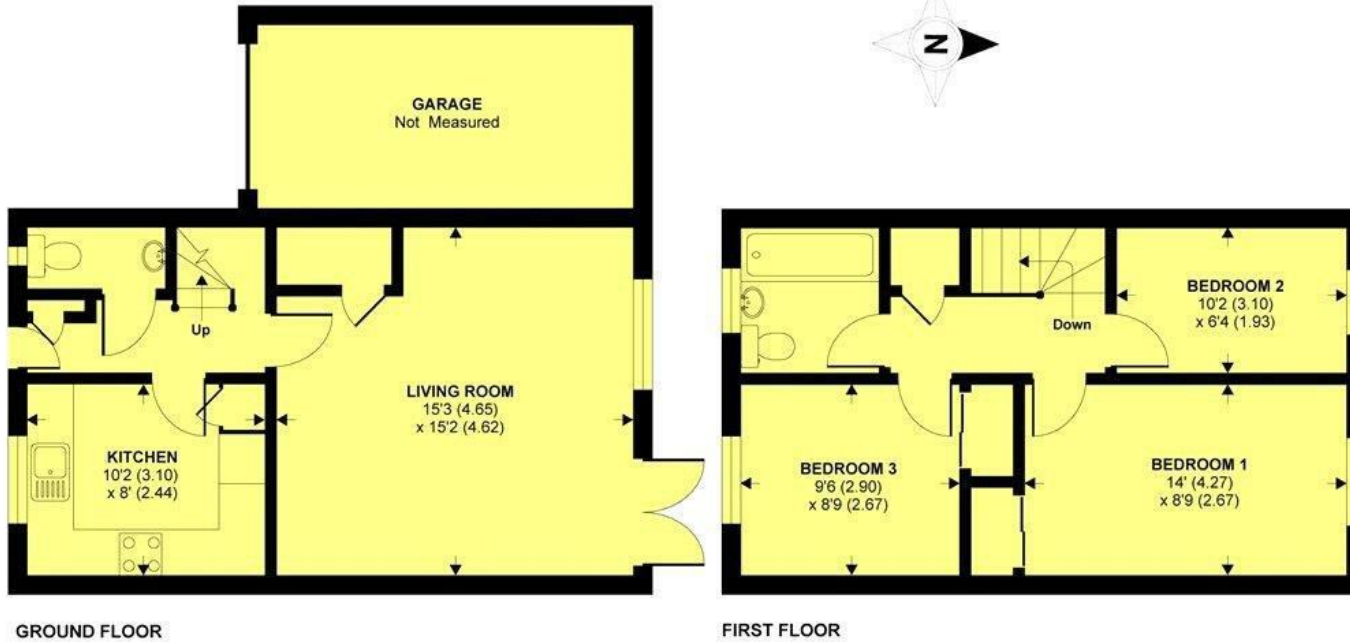
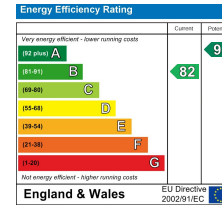
MATERIAL INFORMATION

The property is located in flood zone 1, an area with a low probability of flooding. The development is subject to a yearly management fee for the upkeep of the communal areas. Weldon & Edwards of Tiverton currently manage the estate.



Tigers Way, Axminster, EX13 5TG

APPROX. GROSS INTERNAL FLOOR AREA 798 SQ FT 74.1 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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