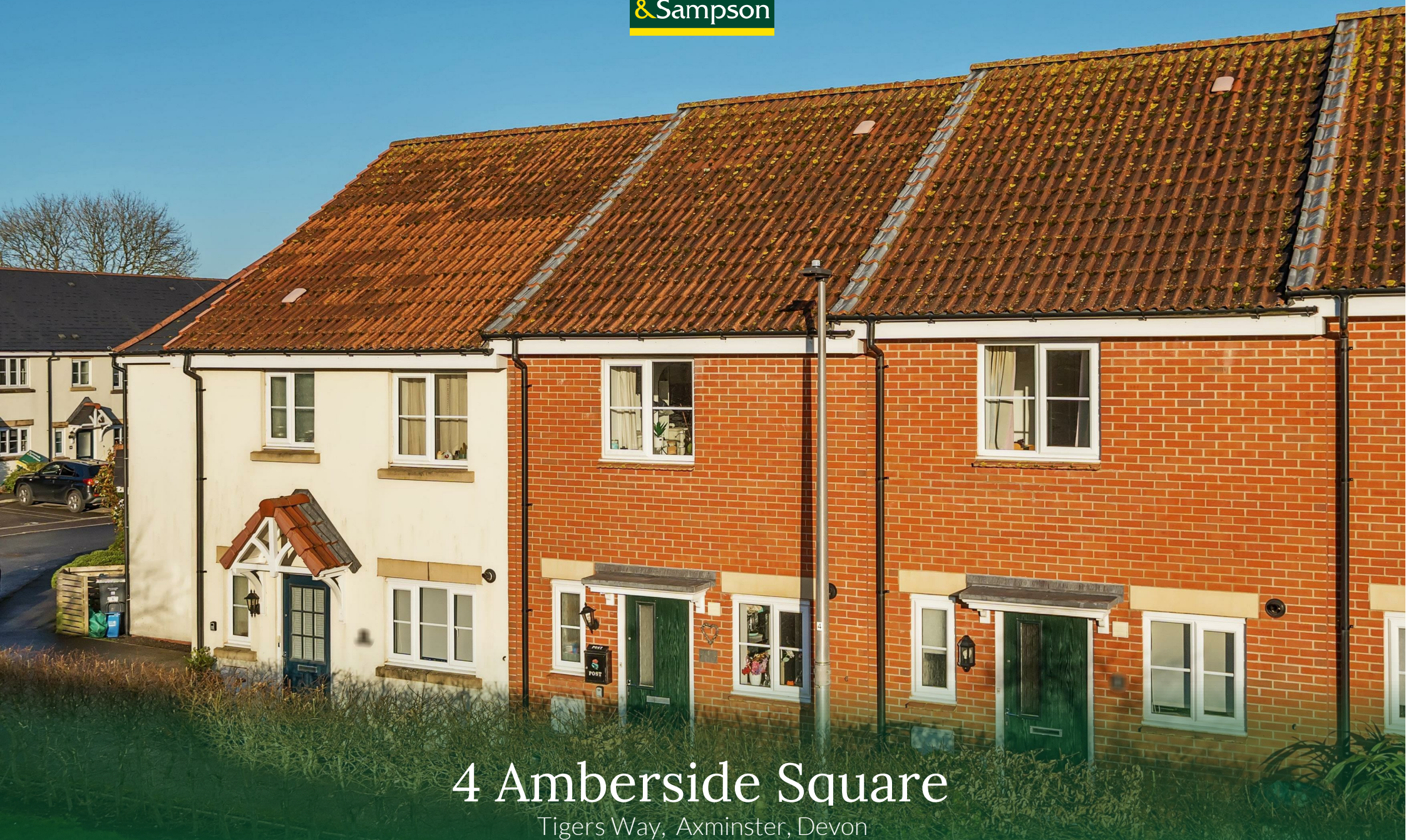


Symonds  
& Sampson



# 4 Amberside Square

Tigers Way, Axminster, Devon



# 4 Amberside Square

Tigers Way  
Axminster  
Devon EX13 5TH

A two double bedroom terrace house with modern fixtures and fittings, enclosed rear garden, allocated parking and comes to the market with NO ONWARD CHAIN.



- Mid terraced house
- Enclosed rear garden
  - Two bedrooms
  - Allocated parking
  - No onward chain

Offers in Region Of £220,000

Freehold

Axminster Sales  
01297 33122

[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## THE PROPERTY

The property which was built by Devonshire homes in 2015 provides an ideal home if you are looking to make your first move on to the property ladder or if you are looking to downsize.

## ACCOMMODATION

On entering the property, you are received into the hallway with stairs rising to the first floor and a useful downstairs cloakroom. From the hallway hard flooring runs through to the living room which includes double doors that lead out to the garden through the conservatory. The kitchen is comprehensively fitted with a wide range of modern units with a built-in oven and hob and space for a fridge freezer. To the first floor are two well-proportioned bedrooms and a family bathroom. The master bedroom includes a built-in cupboard. Gas fired central heating, mains wired smoke alarms and extensive double-glazed windows throughout.

## OUTSIDE

The rear garden is fully enclosed with Timber fence panels and is brick paved for ease of maintenance, with gated

access to the parking area where the property has the benefit of an allocated space.

## SITUATION

Built on the former grounds of Axminster Town football club, Amberside Square and 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

## LOCAL AUTHORITY

East Devon District Council, Honiton, Devon. Council Tax Band B

## SERVICES

Mains Electricity, Gas, Water & Drainage.

Broadband: Ultrafast available

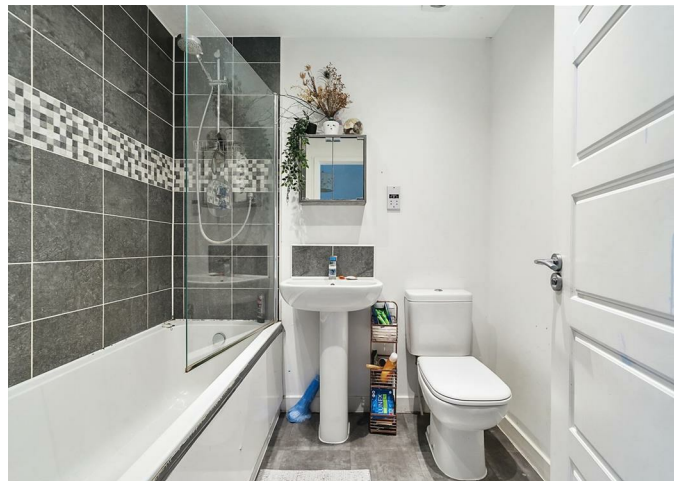
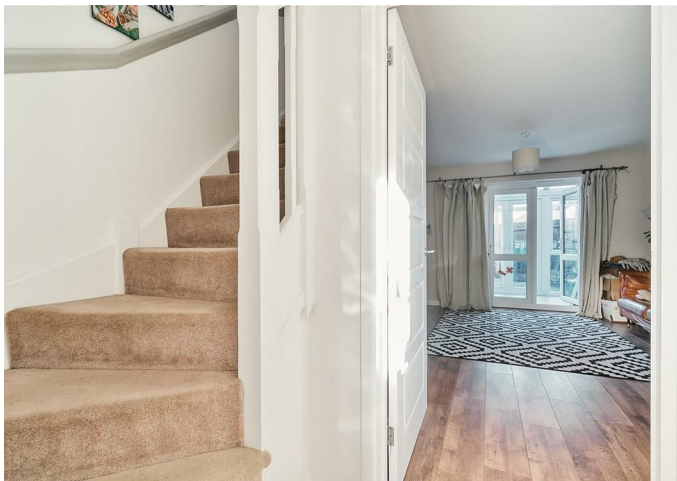
Mobile coverage: Limited indoors, likely outdoors. Source-ofcom.org

## DIRECTIONS

What3word: //w3w.co/visits.loopholes.twee

## MATERIAL INFORMATION

The property sits in a flood zone 1, an area with low probability of flooding.





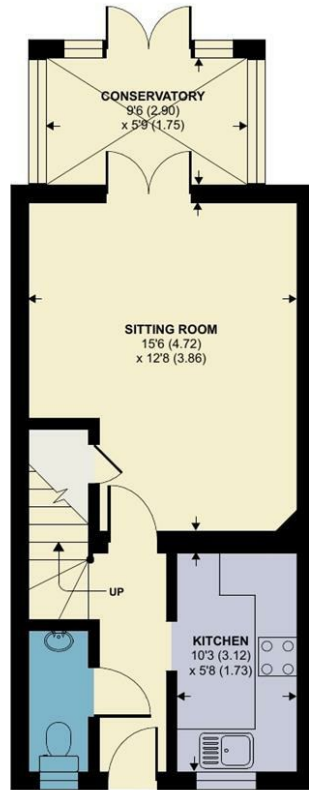
# Tigers Way, Axminster

Approximate Area = 743 sq ft / 69 sq m

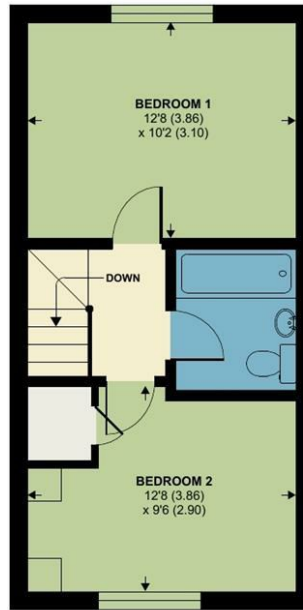
For identification only - Not to scale



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (100-120)	92
A+ (81-100)	85
A (61-80)	78
B (41-60)	71
C (21-40)	64
D (1-20)	57
Not energy efficient - higher running costs	
F (1-20)	50
G (1-20)	43
England & Wales	EU Directive 2010/31/EC



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1249898



Axm/AC/27.02.2025



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