



29 Tigers Way, Axminster, EX13 5TG

Guide Price £289,000 Freehold

- Three Bedroom Semi-Detached House
- Cloakroom
- Single Garage and Driveway Parking
- Lounge/Diner
- Family Bathroom
- Kitchen
- Enclosed Rear Garden

29 Tigers Way, Axminster EX13 5TG

For sale: a three-bedroom semi-detached house in Axminster, offering an immaculate interior and practical layout ideal for first-time buyers and families.

The property provides a bright reception room with direct access to the garden, creating a comfortable space for relaxing and everyday living. The garden offers useful outdoor space, complemented by a single garage providing storage or secure parking.

There are three bedrooms: two doubles and one single. The main double bedroom benefits from built-in wardrobes, helping to maximise floor space and storage.

This three-bedroom semi-detached house for sale in Axminster combines an immaculate interior, private garden and garage with convenient access to local facilities and rail links, making it a practical option for both first-time buyers and families.



Council Tax Band: C



Hallway

Doors leading to the accommodation with stairs ascending to the first floor. Further benefiting from a smoke detector, radiator and an understairs storage cupboard that is in addition to a cupboard that houses the fuse box.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c. and a pedestal hand wash basin. Further benefiting from an opaque window to the front aspect and a radiator.

Lounge/Diner

20'6" x 11'0" (6.26 x 3.37)

A spacious lounge/diner that enjoys dual aspects with a window to the front aspect and patios doors overlooking and granting access to the rear garden. Further benefiting from two radiators.

Kitchen

8'11" x 9'2" (2.74 x 2.81)

Fitted with a range of matching wall and base units with work tops over comprising a four ring gas hob with an extractor hood above and an oven underneath. Continuing round to a one and half bowl sink and drainer with a window to the rear aspect. Further benefiting from space for a free standing fridge freezer, space and plumbing for a washing machine, smoke detector and a door granting access to the rear garden.

Landing

Doors leading to the accommodation with a smoke detector and loft access overhead. Further benefiting from a storage cupboard.

Bedroom 1

9'6" x 10'9" (2.91 x 3.28)

A double bedroom with a window to the rear aspect that enjoys views over the garden and the neighbouring field. Further benefiting from a radiator and a built-in mirror front wardrobe.

Bedroom 2

11'8" x 9'6" (3.56 x 2.90)

A double bedroom with a window to the front aspect and radiator.

Bedroom 3

9'3" x 8'4" (2.83 x 2.55)

A single bedroom with a window to the rear aspect that overlooks the garden and a neighbouring field. Further benefiting from a radiator.

Family Bathroom

Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin and a corner shower unit. Further benefiting from an opaque window to the front aspect and a radiator.

Outside

The property enjoys an well maintained, fully enclosed rear garden that benefits from a patioed seating area and walkways with a laid to lawn area as the focal point of the garden. The patioed walkways are lined by well established garden plants.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: C

Development Charge: £93.77

Broadband: Full fibre broadband with a full fibre connection is available. Go to openreach.com for more information.

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Utilities: All utilities are mains connected

Flood Risk; Very low risk from flooding rivers and sea. Very low risk from flooding from surface water

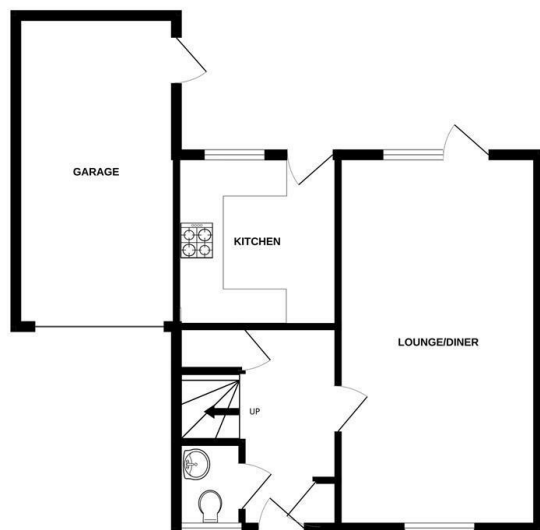
Local Area

Located in Axminster, the home is well placed for enjoying the town's amenities.

Axminster's centre offers a selection of independent shops, supermarkets, cafés and local services, while nearby countryside and riverside walks provide opportunities for outdoor leisure. Families will find a choice of local schools and play areas within easy reach.

Axminster railway station is the nearest mainline station, offering services to Exeter St David's and London Waterloo. Typical journey times are around 35–40 minutes to Exeter and approximately 2 hours 45 minutes to London Waterloo, making regional and longer-distance travel straightforward. Regular bus routes also connect Axminster to surrounding towns and villages along the Axe Valley and the nearby Jurassic Coast.

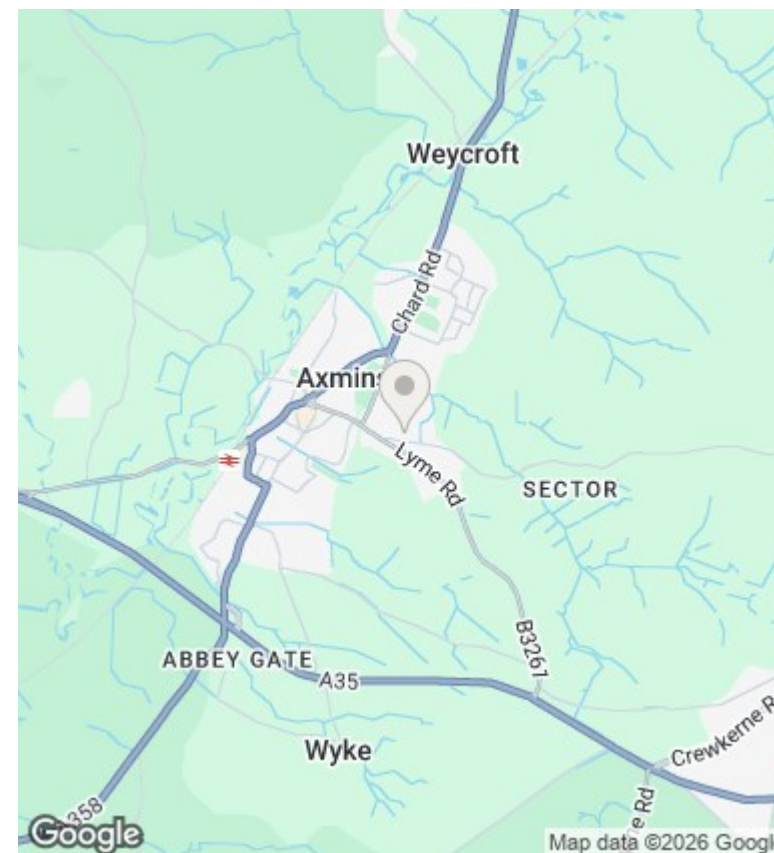
GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Axminster Town Centre, Follow Lyme Road taking the second turning on your left onto Sector Lane and after a short distance take a left hand turn sign posted Tigers Way,

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	