



Symonds
& Sampson

1 Amberside Square

Tigers Way, Axminster, Devon

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Tigers Way
Axminster
Devon EX13 5TH

A very well presented three bedroom end of terrace property with parking, enclosed garden and no onward chain.



- Close to schools
- No onward chain
- Built in wardrobe
- Smeg appliances
- Pretty garden
- Allocated parking space

Guide Price **£268,000**

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 during 2016. The property forms part of an attractive terrace overlooking a small green. Being of modern construction the property comes with many benefits such as double glazed windows and doors, gas fired central heating, mains wired smoke alarms, numerous television points and a good energy efficiency rating. Overall, the property is presented in excellent decorative condition and is welcomed to the market with the advantage of no onward chain.

THE ACCOMMODATION

Situated to the front elevation is a smart kitchen which 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 door leading out to the enclosed rear garden. There is also a downstairs cloakroom set off the entrance hallway. To the first floor are three well proportioned bedrooms and family bathroom. Both double bedrooms include built in wardrobes, while the bathroom has been finished to a high standard of specification with extensive tiling and shower over the bath.

OUTSIDE

To the front of the property is a small area of gravelled

garden with mature shrubs and outside tap. To the rear is an enclosed garden with a wide variety of established shrubs, paved seating area, and gated rear access. Outside light. There is one allocated parking space to the right hand side of the property.

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 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.

DIRECTIONS

What3words
///removed.mimics.companies

SERVICES

Mains electric, gas, water and drainage
Ultrafast broadband and mobile coverage available in the area. Refer to Ofcom website for more information.
Source - Ofcom.org.uk

LOCAL AUTHORITY

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

MATERIAL INFORMATION

The area surrounding the property is at very low risk from flooding from rivers and seas, and surface water. The development is subject to a yearly management fee for the upkeep of the communal areas. Weldon & Edwards of Tiverton currently manage the estate. The 2026/27 charge was £131.24 and has been paid in full.

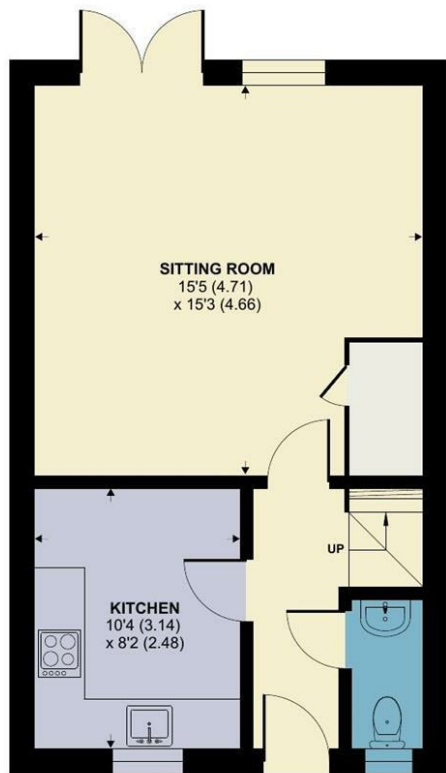


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A++		
Energy efficient	A+		
Decent	A		
Below average	B		
Needs improvement	C		
Low energy efficient - higher running costs	D		
Very low energy efficient - higher running costs	E		
Low energy efficient - higher running costs	F		
Very low energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

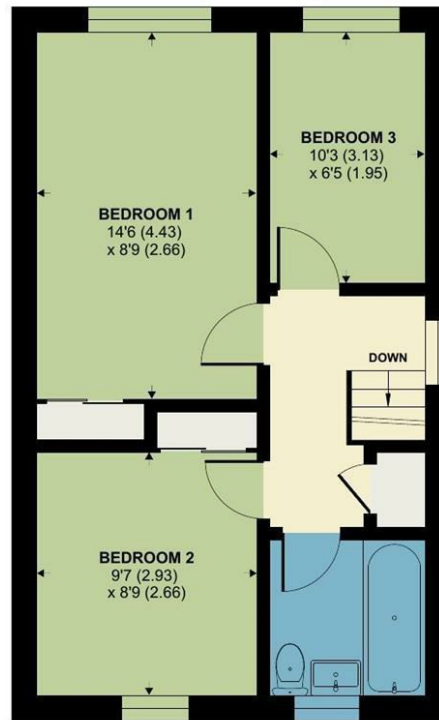
Amberside Square, Tigers Way, Axminster

Approximate Area = 808 sq ft / 75 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1511885



Axm/RIS/28.8.26



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