



## Tiger House Sector Lane, Axminster, EX13 5BP

Guide Price £290,950 Freehold

- Three Bedroom Semi-Detached House
- Kitchen
- Open Plan Lounge/Diner
- Cloakroom
- Family Bathrom
- Enclosed Rear Garden
- Single Garage

# Tiger House Sector Lane, Axminster EX13 5BP

This three-bedroom semi-detached house, built by renowned regional developers Devonshire Homes in 2015, offers well-arranged accommodation in good condition, ideal for those seeking a comfortable home in this popular East Devon town.

Inside, you'll find an open-plan reception room providing a flexible living and dining space, well-suited to everyday family life and entertaining. All three bedrooms are doubles, giving plenty of room for beds, storage and study areas if needed. The property also includes a bathroom to serve the household.

Families will appreciate the selection of local primary and secondary schools in and around Axminster, along with community facilities such as leisure and sports clubs.

Overall, this three-bedroom semi-detached house for sale in Axminster presents a practical home in good condition, well placed for town amenities, rail links and the surrounding countryside.



Council Tax Band: C



### Hallway

Doors leading to the accommodation and stairs ascending to the first floor. Further benefiting from a radiator.

### 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.

### Kitchen

7'11" x 10'2" (2.43 x 3.10)

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 stainless steel one and a half bowl sink and drainer with space and plumbing for a washing machine underneath. A window to the front aspect and a radiator.

### Lounge/Diner

12'9" x 12'0" max (3.89 x 3.67 max)

An open plan reception room with a window to the rear aspect and French doors granting access to the garden. Further benefiting from two radiators and a storage cupboard.

### Landing

Doors leading to the accommodation with an useful storage cupboard with loft access and a smoke detector overhead.

### Bedroom 1

12'7" x 9'7" max (3.86 x 2.93 max)

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

### Bedroom 2

9'5" x 8'10" (2.89 x 2.70)

A double bedroom with a window to the front aspect and a radiator. Further benefiting from an integral fitted wardrobe.

### Bedroom 3

8'1" x 8'10" (2.48 x 2.71)

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

### Family Bathroom

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

### Outside

The property enjoys a fully enclosed, low maintenance rear garden with a wooden decked seating area, rear access into the garage and a rear access gate.

### Garage

8'2" x 17'0" (2.51 x 5.19)

A single garage with an up and over garage door benefiting from lighting.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax Band: C

Development Charge: £100.00

Broadband: Full fibre broadband with a full fibre connection is available. Go to [openreach.com](https://openreach.com) for more information.

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

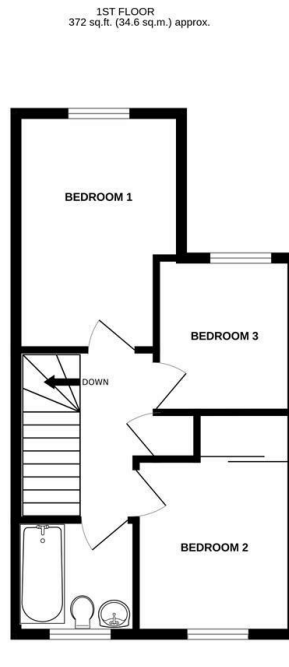
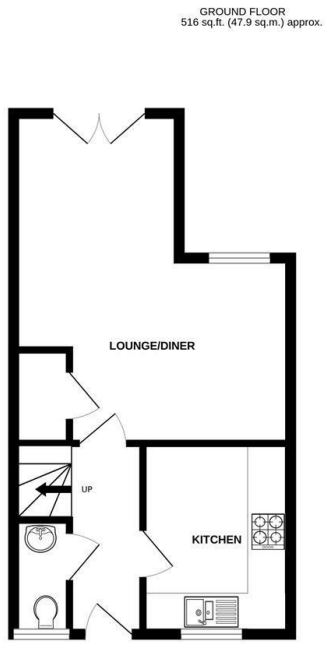
Utilities: All utilities are mains connected

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

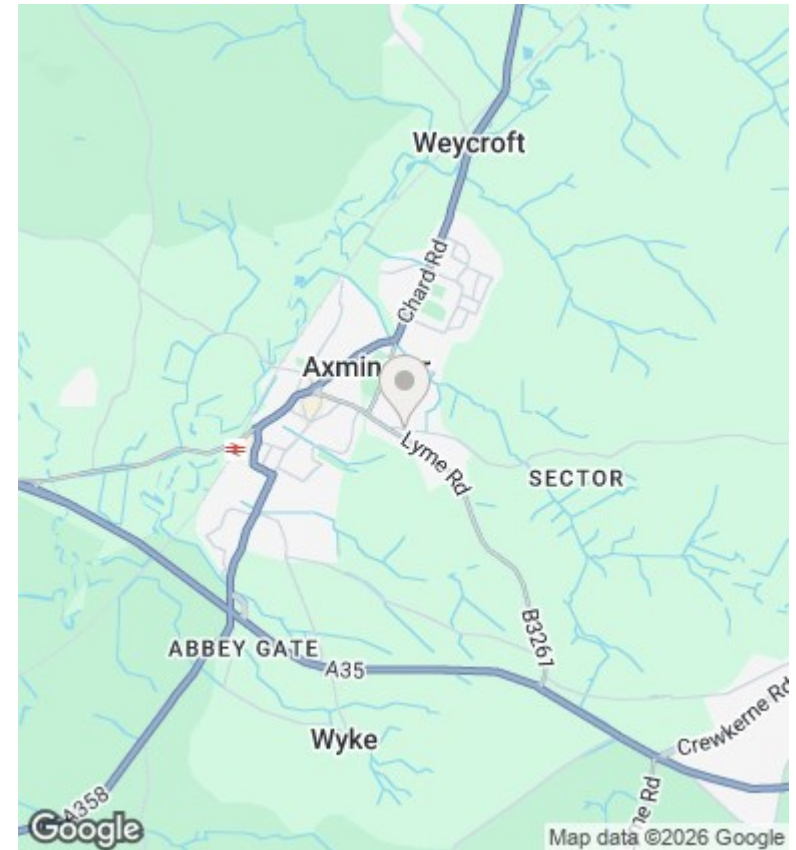
### Local Area

Axminster is known for its welcoming community and access to attractive countryside. The town centre offers a range of local shops, supermarkets, cafés and amenities, including independent businesses and everyday essentials. Nearby green spaces and public footpaths make it convenient to enjoy the surrounding Devon landscape.

Transport links are a strong feature of the area. Axminster railway station provides direct services to Exeter and London Waterloo. Journeys to Exeter typically take around 30–40 minutes, while trains to London Waterloo are usually around 2 hours 45 minutes, making commuting or longer trips manageable. Road connections from Axminster also link easily to neighbouring towns along the A35 and A30.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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 the property can shortly be found on the left hand side.

## 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) <b>A</b>		
(81-91) <b>B</b>	81	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	