





SITUATION

Located in the ever popular estuary town of Topsham, 29 High Street is a deceptively spacious three bedroom semi-detached house with large gardens to the rear, garage, workshop and parking, right in the centre of the town.

Topsham is a renowned waterside town and has a vibrant community centred around an abundance of amenities, clubs and societies, such as the sailing club, rugby club, RSPB reserve, open air swimming pool, Saturday markets and a wide selection of independent, well-regarded pubs and restaurants.

The Cathedral City of Exeter is approximately 4.5 miles away and offers a more extensive range of shopping, recreational and cultural amenities, including an excellent choice of state and independent schooling.

Topsham Train Station is within walking distance from the house and provides an easy link to Exeter and further afield, while the popular 'Route 2' bike path is a level cycle route between Exmouth and Exeter following alongside the Exe Estuary.



DESCRIPTION

This is a substantial three bedroom Grade II Listed house which is being brought to the market in excellent decorative order. Throughout the property there is an abundance of character and charm that you would expect to find in a property from the late 18th/early 19th Century. Formerly one large farmhouse the property was divided many years ago, creating this stunning semi detached property right in the heart of Topsham. To the side, double gates open onto a tarmac driveway which leads up to the parking area and detached garage, with a workshop in behind. Here there is the potential, subject to the necessary consents to create a detached Annexe, Home office or Holiday let.

The gardens are a particular feature and include an attractive patio perfect for al fresco dining and a large level garden which has been primarily laid to lawn. Pretty borders with shrubs and perennials surround the property and offer a high degree of privacy.

ACCOMMODATION

The house has been arranged over three floors with the ground floor including a large double aspect kitchen with walk in larder and doors to the rear providing access to a utility area, with plumbing for a washing machine and downstairs W/C. The adjoining dining room has oak



floorboards, open fireplace, attractive bay window and a large closet to the rear of the room which the current owners have utilized as a study/library. Across the hallway is the living room which is a lovely light room with a double aspect and a multi fuel burner set in a impressive fireplace with slate hearth.







On the first floor is the master bedroom which is a good sized double room with dual aspect and large built in wardrobe. The bathroom is across the landing and has a corner bath with shower over, range of built in cupboards, W/C and wash hand basin. At the top of the house are two further bedrooms, one larger double room and a single, each with an attractive aspect across Topsham.

Overall the property provides a wonderful range of accommodation with garage, parking and gardens right in the heart of Topsham.

SERVICES

Mains gas, water, electric and drainage.



OUTSIDE

To the side of the property a driveway leads round to the rear of the house where there is parking for three cars, and a large block built garage with up and over door. To the side there is a useful store and in behind the garage is a practical workshop with electric.

This space could be utilized to create a home office, studio, annex or holiday let, subject to the necessary consents, really enhancing the versatility of the property.



The gardens have been primarily laid to lawn and are surrounded by substantial borders which create a high degree of privacy and include a variety of shrubs and specimen trees. A attractive patio area provides a perfect suntrap to enjoy an evening meal or BBQ. At the rear of the property there is a pedestrian gate opening onto Balmoral Gardens.



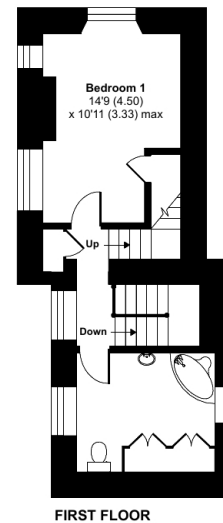
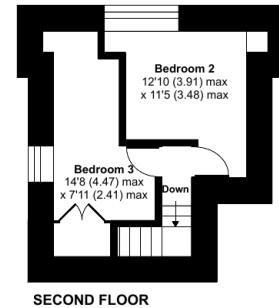
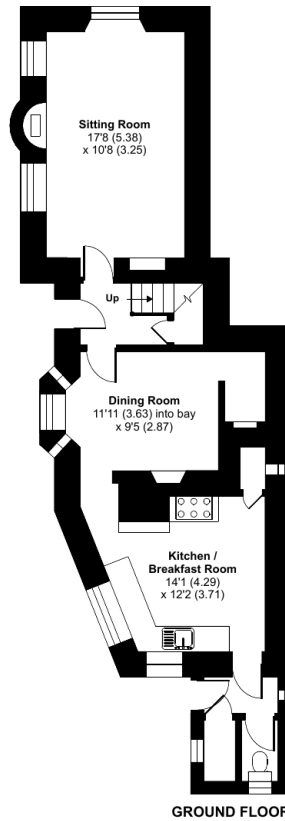
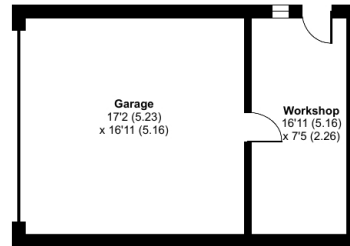
High Street, Topsham, Exeter, EX3

Approximate Area = 1251 sq ft / 116.2 sq m

Garage = 427 sq ft / 39.7 sq m

Total = 1678 sq ft / 155.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Smart Estate Agent Exmouth Ltd. REF: 1100013

