



Guide Price £625,000

5 and 5a, Fore Street, Topsham, Exeter, EX3 0HF



01395 265530



Grade II Listed townhouse, offering a rare opportunity to acquire a mixed use Freehold, situated in a prime position, in the heart of this sought after town.

Ground Floor Commercial Premises:- Large Shop Area, W.C.
Currently Let At £1,200 per calendar month

First And Second Floor Maisonette comprising:- Large Sitting/Dining Room, Kitchen, Bathroom. Stairs Up To:- Two Bedrooms, En-Suite Shower Room with underfloor heating.

From the Hallway:- Stairs Down To Fully Tanked Basement With Original Fireplace - Potential To Be Used As Another Room.
Currently Let At £1,595 per calendar month

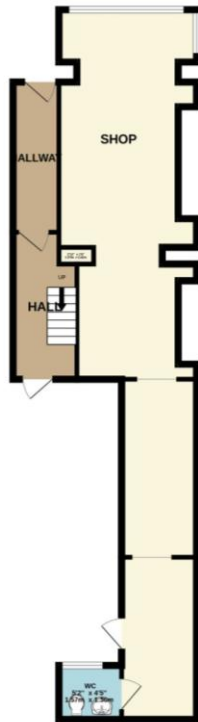
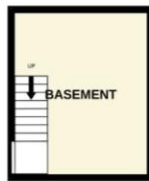
Private rear walled garden. Fire escape for the shop element.
Rear gateway access for both shop/house, out onto Matthews Hall car park (by licence through Exeter City Council @ £50 per annum).

LOCATION

Topsham is an ancient port situated 4 miles south east of the cathedral city of Exeter on the beautiful Exe Estuary. The town is steeped in history and famed for its ship-building past and the Dutch architecture found in the older part of the town and in particular The Strand. With easy commuting and access to the M5, only a 5 minute drive away, Topsham is also well served by rail. The useful branch line operates between the coastal town of Exmouth 7 miles away and Exeter St David's, connecting it to the national network. Exeter airport is some 5 miles away.

Today, Topsham is considered a special place to live and boasts excellent local amenities including a school, outside swimming pool, bowling green, tennis courts, doctor's surgery, sailing club, extensive range of independent shops together with numerous pubs, cafes and highly regarded restaurants. It is also popular for its boating, cycling routes, antiques centre and bird watching nature reserve.

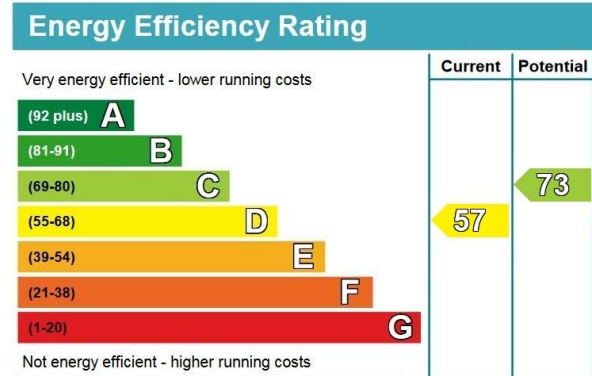




DIRECTIONS

From Topsham High Street, proceed towards the town centre, onto Fore Street, passing Matthews Hall on your left. Continue forward and the property will be found immediately on your left. **what3words///storms.also.robe**

EPC – 5a Fore Street



TOTAL FLOOR AREA : 1570 sq.ft. (145.8 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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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

