



A well-presented, modern detached family home with four double bedrooms, en-suite shower room, a garage, parking and a large enclosed rear garden, on a recent development in Topsham, with excellent transport links to Exeter City Centre.

88 Dart Avenue | Topsham | Exeter | EX2 7TX



thoroughly good property agents



PROPERTY TYPE

Detached House
Freehold



SIZE

1,441 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING

88B



COUNCIL TAX BAND

E



in a nutshell...

- Modern Detached Home
- Four Double Bedrooms
- Kitchen/Dining Room
- Utility Room & Cloakroom
- Driveway Parking & Garage
- Large Enclosed Garden
- Modern Development
- Excellent Transport Links





the details...

Check out this fabulous, modern, detached family home with four double bedrooms, master ensuite, a garage, parking and an enclosed rear garden, on a recent development in Topsham, with excellent transport links to Exeter City Centre.

Inside, it is beautifully presented with light and neutral décor throughout, it feels warm and welcoming with gas central heating and double-glazing, and benefits from an array of solar photovoltaic panels on the roof that generates electricity and reduces the running costs.

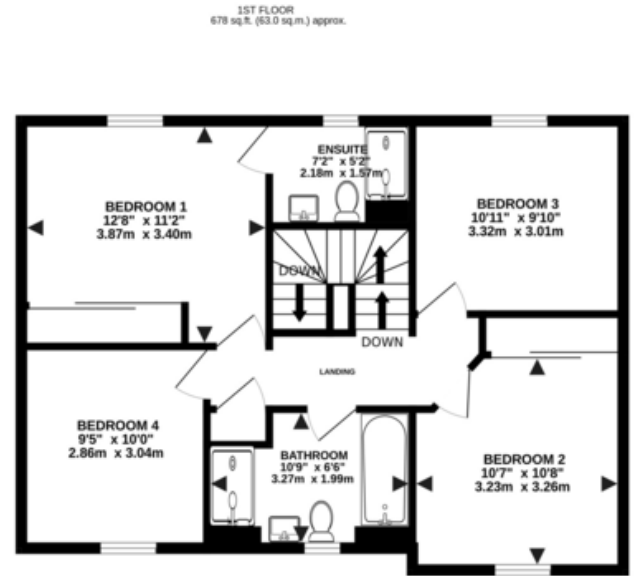
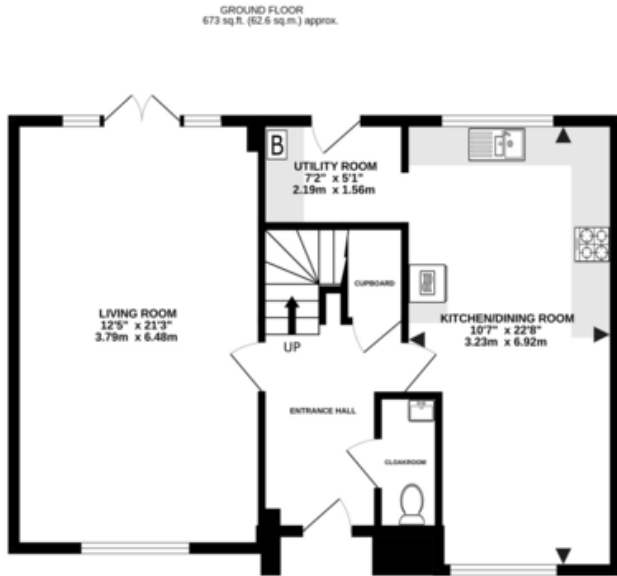
The accommodation comprises on the ground floor, an entrance hallway with a staircase to the first floor, cupboard beneath, and a convenient cloakroom with a WC and basin, a spacious living room filled with light from dual-aspect windows and French doors to the garden, a fabulous kitchen/dining room with a dining area that has plenty of room for a table and seating, perfect for any occasion, and a modern fitted kitchen in grey with loads of worktop and cupboard space, an eye-level double-oven, a gas hob, floor space for an upright fridge/freezer and space with plumbing for a dishwasher, and in a separate utility room there is more worktop and cupboard space, plumbing for a washing machine and tumble drier, a back door to the garden, and a condensing combi-boiler, hidden within a matching wall cabinet, that provides the central heating and hot water on demand.

Outside, the rear garden is a generous size, is split level and is fully enclosed making it safe for children and pets. There is a full-width terrace of paving, great for entertaining, be it alfresco dining or a barbecue, and steps down to an area of lawn, several kennels, and a large hot tub, perfect for unwinding at the end of the day. There is an outside tap for convenience, and a gate provides alternative access to the tarmac driveway where there is space for more than one vehicle in front of the single garage that has an up and over door.

Tenure – Freehold
Council Tax Band - E



the floorplan...



TOTAL FLOOR AREA : 1556 sq.ft. (144.5 sq.m.) approx.

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the location...

Topsham is a beautiful Devon estuary town located on the east side of the River Exe, between Exeter and Exmouth. It has a cosmopolitan atmosphere with an eclectic cluster of specialist shops, high quality restaurants and pubs. There are countless local groups and associations plus schools, railway station and easy access onto the M5.

Shopping

Late night pint of milk: SPAR 1.4 miles

Town centre: Topsham 1.3 miles

City centre: Exeter 4.1 miles

Supermarket: Aldi 0.6 miles

Relaxing

Beach: Exmouth 8.2 miles

Park: 1 mile

River Exe Country Park: 2.1 miles

Exeter Golf and Country Club: 1.1 miles

Travel

Train station: Newcourt 1.6 miles

Main travel link: M5 3 miles

Airport: Exeter 5.3 miles

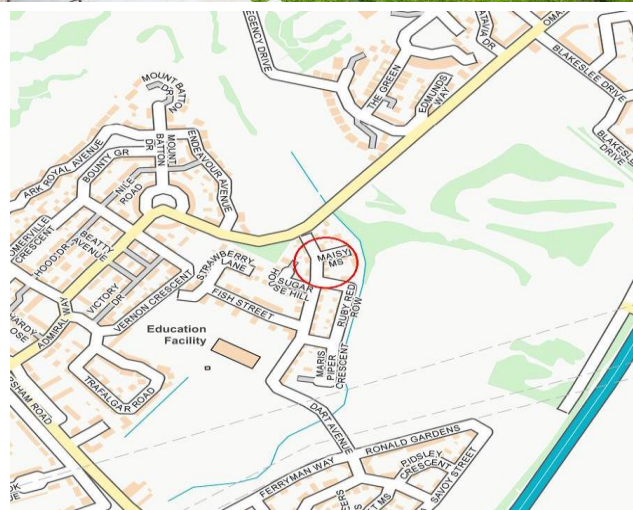
Schools

Wynstream Primary School: 2.4 miles

Countess Wear Community School: 1.1 miles

Southbrook School: 1.8 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX2 7TX**





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Tel [01392 422500](tel:01392422500)
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Complete
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