



## 371 Topsham Road Exeter, EX2 6HB

An exciting opportunity to acquire this substantial 3 bedroom detached family sized house built in 1950's. The well maintained property is situated in a sought after residential area and benefits from a large and level rear garden, off road parking for several vehicles and a detached garage. Care has been taken to maintain the house to a good standard and the property offers exciting scope for new owners to modernise and perhaps extend. Extension potential is likely to include an attic conversion and a full width rear extension to create a large open-plan kitchen/diner/family room subject to p.p. Such is the size of the rear garden there is also the potential to build a substantial garden lodge/home office.

The property comes with a reception hall, lounge, dining room, kitchen, downstairs cloakroom/wc, 3 bedrooms and a bathroom. More recent improvements include the installation of a new gas central heating system and combi boiler some 6 years ago and the property also benefits from the home comforts of uPVC double glazing.

This particular stretch of Topsham Road has the attraction of lying within close proximity of King George V Playing Fields and good road links leading to and from the city centre, the M5, A30 & A38.

King George V Playing Fields is just a few hundred yards away and Ludwell Valley Park is a brisk 10 minute walk giving extra appeal to keen walking enthusiasts and dog owners. Furthermore it is easy to pick up various cycle paths including a picturesque riverside path taking you to Exeter's vibrant maritime quayside or the Estuary town of Topsham leading on to Lymington and Exmouth.

Strong interest anticipated and early viewings recommended.

**Guide Price £550,000**

# 371 Topsham Road

Exeter, EX2 6HB



- NO ONWARD CHAIN
- Dining Room
- Gas Central Heating & uPVC Double Glazing
- Detached Garage
- Reception Hall
- Kitchen, Cloakroom WC
- Large Rear Garden
- Lounge
- 3 Bedrooms & Bathroom
- Off Road Parking for Several Vehicles

## Reception Hall

12'6" x 6'4" (3.82m x 1.95m)

## Lounge

17'10" x 10'4" (5.46m x 3.17m)

## Dining Room

10'4" x 9'10" (3.17m x 3.02m)

## Kitchen

13'6" x 7'3" (4.13m x 2.22m)

## Cloakroom WC

## On The First Floor

## Landing

## Bedroom 1

15'11" x 10'5" (4.87m x 3.19m)

## Bedroom 2

13'9" x 9'11" (4.21m x 3.04m)

## Bedroom 3

10'5" x 6'4" (3.18m x 1.95m)

## Bathroom

7'1" x 6'9" (2.17m x 2.07m)

## Gardens/Parking

## Garage

17'10" x 8'0" (5.45m x 2.45m)

## Location Information



Directions





# Floor Plan



**Ground Floor**

**First Floor**

Total area: approx. 99.8 sq. metres (1073.7 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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