

33 Altamira, Topsham

Exeter

In Excess of £260,000





## 33 Altamira

Topsham, Exeter

Charming 2 bed flat in Topsham, ideal for professionals or first-time buyers. Modern kitchen with balcony & separate living space. Private rear garden and permit parking available.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Prime Topsham location.
- 5 minute walk to Topsham town centre & popular Darts Farm
- excellent commuter links with M5 close
- Walking distance to Topsham train station
- Modern kitchen with balcony
- Separate living space
- Two double bedrooms
- Private rear garden with shed
- Permit parking







### **Kitchen**

9' 4" x 12' 2" (2.85m x 3.72m)

Modern kitchen with excellent storage and space for a first freezer. The kitchen comes with a storage cupboard which has the boiler in. Sink located under the window & external space with a balcony

### **Living room**

13' 8" x 15' 9" (4.17m x 4.79m)

Spacious living room with excellent natural light, feature electric fireplace.

### **Principal Bedroom**

13' 8" x 13' 11" (4.16m x 4.25m)

Spacious double bedroom with two windows allow light into the space. Designated storage space included.

### **Bedroom 2**

11' 5" x 8' 2" (3.48m x 2.48m)

Spacious double bedroom with modern colours. Designated storage space.

### **Bathroom**

5' 11" x 6' 6" (1.81m x 1.97m)

Bathroom comes with shower over the bath and feature towel radiator. Wall tiling around the bath to the ceiling.

### **Hallway**

Additional storage within the space.







## REAR GARDEN

Large rear private space, shed included.

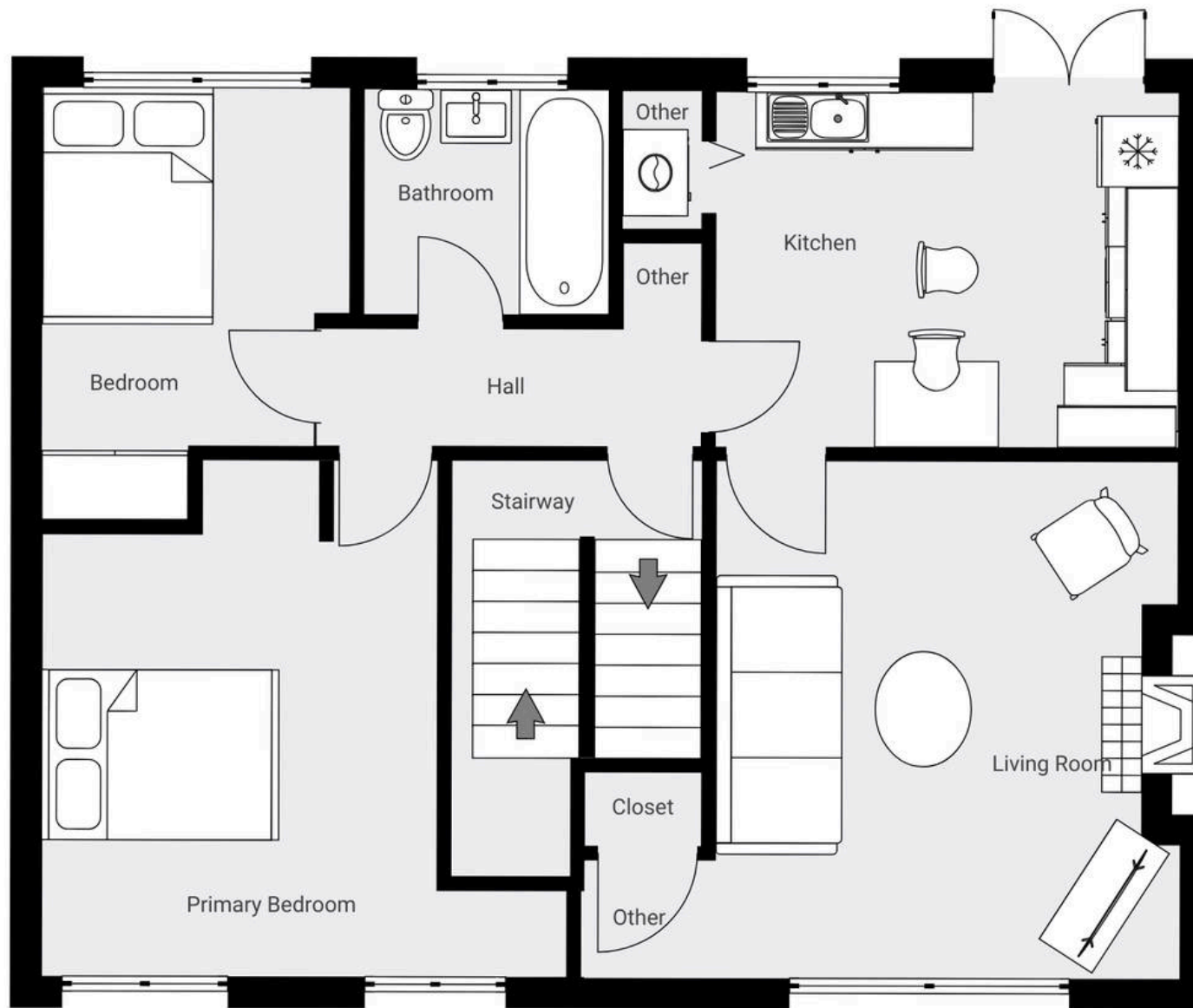
## PERMIT





▼ 1st Floor

TOTAL AREA:61.06 m²•LIVING AREA:61.06 m²•ROOMS:11



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