



28, The Strand



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Topsham, EX3 0AX

In the heart of Topsham, a stunning waterside period property upgraded to an exceptional standard with a waterside garden and charming private garden to the rear.

- Waterside garden with direct water access and impressive summer house
- Impressive first floor sitting room with beautiful water views
- On street permit parking to the front
- Delightful private rear garden
- Freehold
- Stunning Grade II Listed house offering nearly 1900 sqft of accommodation
- Large dining room with woodburner leading onto a modern fitted kitchen
- Lovely bathroom and separate shower room
- CTB - F

Guide Price £1,400,000

SITUATION

Topsham is full of excellent facilities including a range of independent shops, quality restaurants, pubs, primary school, outdoor swimming pool, tennis courts, bowling green and a sailing club. It is set on the River Exe and the town was historically world renowned for ship building in the medieval era. Communications are excellent with the city centre of Exeter nearby and a railway station in Topsham.

Exeter boasts shopping, entertainment, restaurants, Exeter Chiefs Rugby Club and a well regarded university. It is just over 2 hours by train to London and also has daily flights from Exeter to London City airport.

DESCRIPTION

Located on Topsham's premier address; Strand, which runs parallel to the river, this stunning period house is believed to have originally been a counting house, linked to one of the merchant's properties. Substantially extended and modernised, the property has recently been upgraded throughout by the current owners to create a beautiful spacious family home. Presented in stunning order, and unassuming from the front, the accommodation has been extended to the rear creating nearly 1900 sqft of stylish and characterful accommodation with 3 bedrooms and a charming first floor sitting room overlooking the river. To the front on the other side of Strand is a fantastic riverside garden looking to the west, with direct access into the river and a newly built summer house.



ACCOMMODATION

From the front, a passageway leads to the rear where there is a spacious dining room with woodburner, opening into a modern bespoke kitchen with an integral fridge/freezer and dishwasher, plus a Range cooker with 5-ring hob. A door and window overlook the pretty rear garden with storage shed. A second corridor runs to the front where there is a stunning bathroom with a roll-top bath and an entrance hall with a range of storage cupboards and a door to a downstairs bedroom looking to the front.

On the first floor, the sitting room includes a fantastic feature; a window seat enjoying beautiful views of the river with a wood burner, exposed floorboards and a feature period arched ceiling. Towards the rear are two double bedrooms and a shower room with WC.

GARDENS

Across from the house and a rarity for Topsham, the house has a landscaped riverside garden facing South-West, with a seating area enjoying beautiful views of the river and beyond and a wooden staircase leading to the water when the tide is in. There is a recently constructed summerhouse which could be used as a home office or an occasional bedroom as it is insulated has power, light and water. There are also three sheds; one of which is perfect for storing bikes, one for the bins and one for logs.

To the rear, accessed from the kitchen, is a charming private garden planted with a host of mature shrubs and flowers. There is a patio leading up to an area of lawn with a garden shed.

SERVICES

Current council tax: F

Utilities: Mains electric, water, telephone and broadband

Drainage: Mains

Heating: gas central heating

Listed: Grade II Listed

Tenure: Freehold

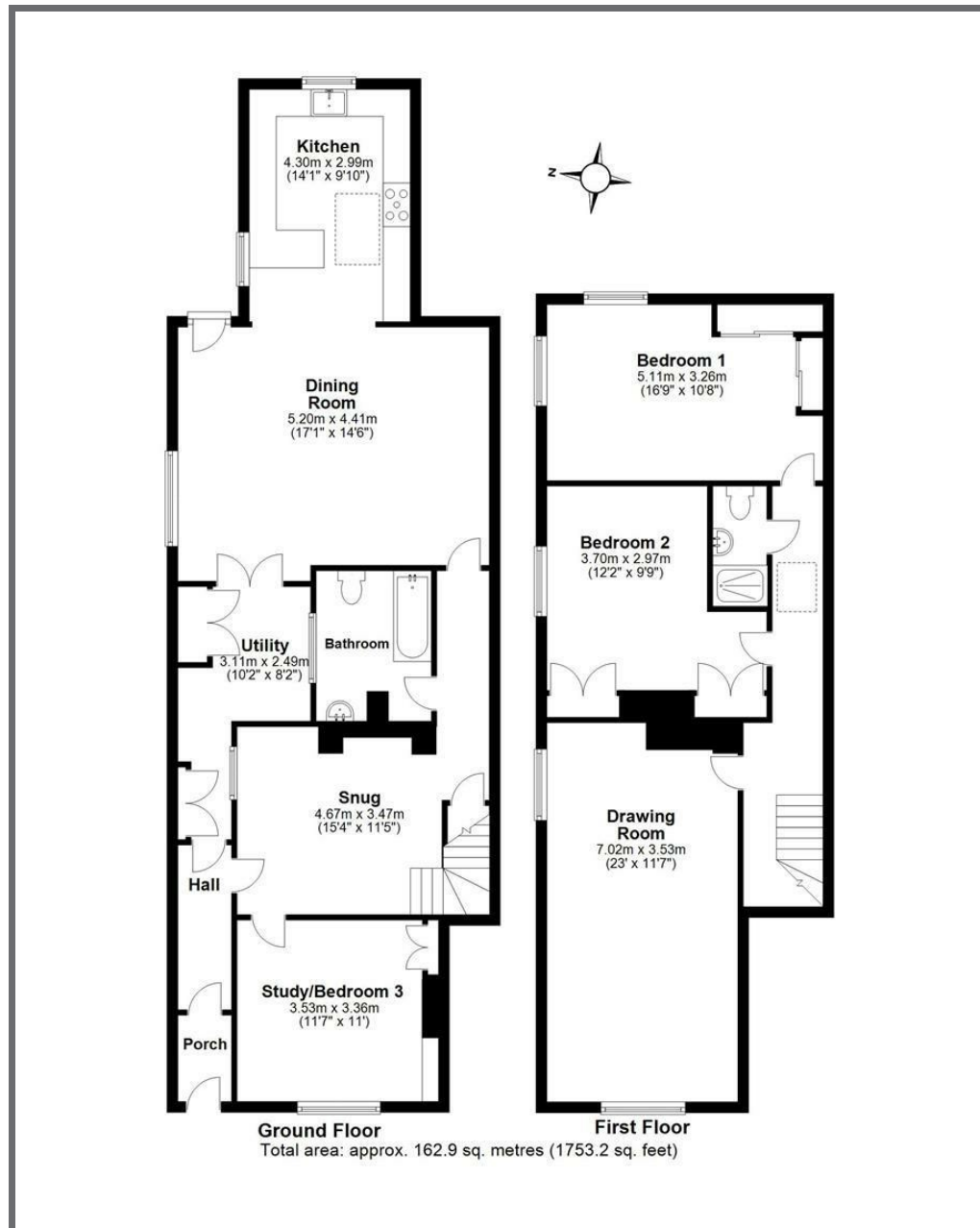
Standard, ultrafast and superfast broadband available. EE, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter, head out of the city along Topsham Road crossing over the Countess Wear roundabout. Follow the road under the M5 and into Topsham, continue along Fore Street and at the roundabout by The Lighter go straight over and onto Strand. The house is along on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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