



Flat 5, 135, Topsham Road



Flat 5, 135, Topsham

, Exeter, EX2 4RE

Being sold with no onward chain, this two-bedroom second floor apartment situated close to local amenities and transport links offers a wealth of characterful features and spacious accommodation.

- Recently installed Skylight
- Favourable Location
- Modern Finish Throughout
- Share of Freehold
- EPC - C
- Garage
- Allocated Parking
- Two Double Bedrooms
- CTB - A

£280,000

SITUATION

The property is situated within walking distance of Exeter's City Centre, a thriving city thanks to its cathedral, quay and university. Additionally, other convenient locations nearby include the Royal Devon and Exeter Hospital and walks alongside Exeter's beautiful quayside. Exeter affords a fantastic range of amenities, including well regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining options. The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are regular rail services to London and an international airport.



DESCRIPTION

Recently renovated and cleverly designed is this top floor apartment on Topsham Road, as part of a converted building the property retains ample character features, unique angles and a generous footprint throughout. Comprising of a light and airy dining area, complete with a beautiful skylight, two large double bedrooms, a spacious bathroom, modern fitted kitchen and additional living room this property would appeal to both first-time buyers or investors alike. Other notable features include a garage and two allocated parking spaces. The favourable position and spacious accommodation make for either an excellent first-time purchase or investment.

ACCOMMODATION

Via entrance hall, up the internal staircase leads to the main room of the property, a large living/dining room with skylight. Off of this room to the right is the master bedroom, a generous double. To the left of the living/dining room is bedroom two, also a double bedroom. To the rear of the property is the kitchen area, complete with integrated units and large windows making for a light and airy room. Off to the left at the rear is the bathroom, with bath, shower, W/C and basin. Lastly, to the rear and right of the property is the remainder of the living room, a spacious and versatile room with multiple purposes.

OUTSIDE

To the outside of the property is a garage and allocated parking.

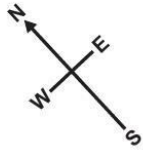
SERVICES

Mains Gas, Mains Electric, Mains Drainage, High Speed Broadband.

DIRECTIONS

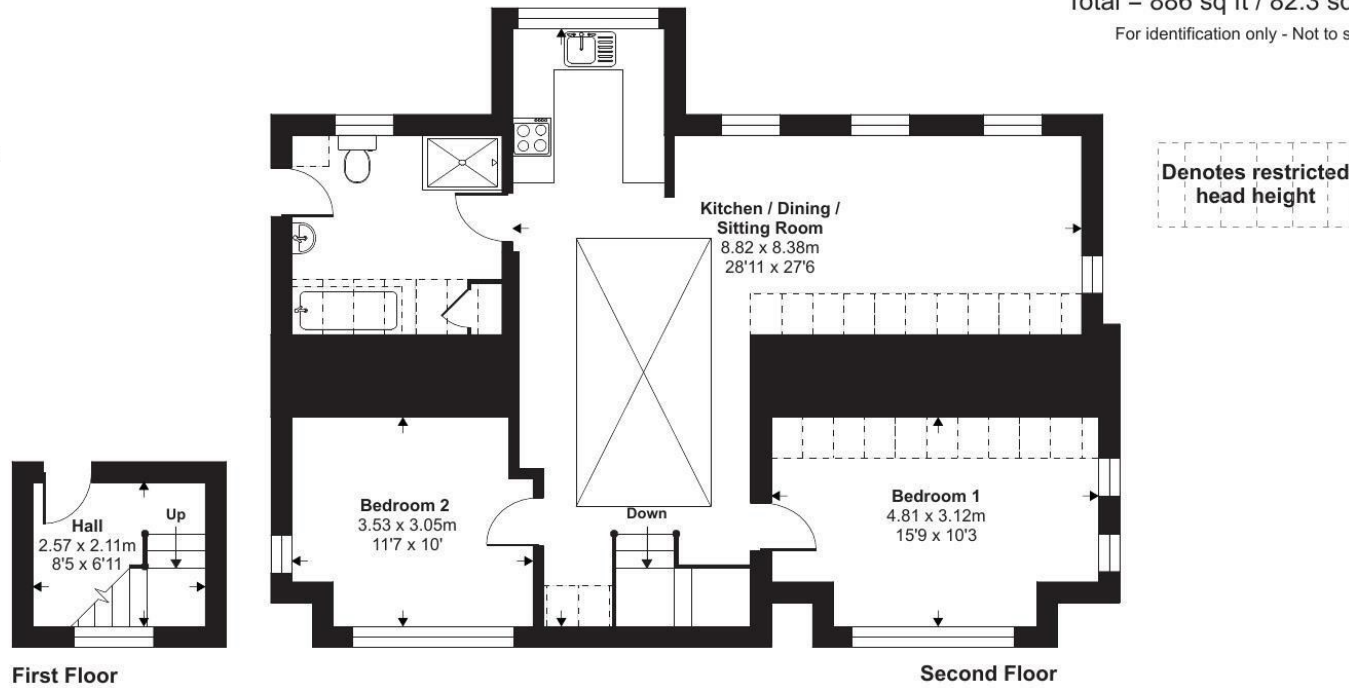
From Stags Southernhay office drive down Barnfield Road towards the traffic lights and take a right onto the inner bypass leading into Magdalen Street. Stay on the road and follow left leading onto Topsham Road. Remain on Topsham Road and the property will be on your left, just before Buckerell Avenue.





Approximate Area = 796 sq ft / 73.9 sq m
Limited Use Area(s) = 90 sq ft / 8.4 sq m
Total = 886 sq ft / 82.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2024. Produced for Stags. REF: 1159021

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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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