



The Cottage 135 Topsham Road



Exeter Quay (0.8 Miles), Exeter Cathedral (1 Mile), RD&E (0.8 Miles)

A charming one-bedroom maisonette with private rear garden and balcony, ideally located for access to Exeter city centre and riverside walks.

- One-bedroom maisonette
- Private entrance with own front door
- Private rear courtyard garden
- Excellent location for Exeter city centre
- Sitting room with doors to balcony
- Ideal first-time buy, downsize or investment
- Close to RD&E hospital
- EPC band: C(71)
- Council tax band: A
- Leasehold

Guide Price £215,000



SITUATION

The property enjoys a highly convenient location on Topsham Road, one of Exeter's most sought-after residential areas. Within easy reach are the city centre, RD&E Hospital, and the picturesque Exeter Quayside. Local shops, amenities, and regular bus services are close by, while the M5 and Exeter's mainline railway stations offer excellent transport links.

DESCRIPTION

Flat 4 forms part of a converted period building and is accessed via its own private front door. This well-arranged maisonette provides light and spacious accommodation over two floors, with the benefit of a private courtyard garden to the rear and a balcony overlooking the garden. It presents an ideal opportunity for first-time buyers, downsizers, or investors.

ACCOMMODATION

On the ground floor, the property opens into a well-proportioned kitchen fitted with a range of freestanding units. Adjacent is the dining room, a versatile space with ample room for a table and chairs, access to the rear garden via a glazed door, and stairs rising to the first floor. Also on this level is a shower room with a shower cubicle, wash hand basin, low-level WC, and a frosted window.

Upstairs, the sitting room enjoys a lovely aspect over the rear garden and features double glazed doors opening to a private balcony, perfect for warmer months. The double bedroom is also situated on this floor and enjoys views over the garden.

OUTSIDE

The property benefits from a private rear courtyard garden, mainly laid to patio with attractive planting borders. This secluded space offers excellent potential for outdoor dining, entertaining, or simply enjoying the outside.

SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband
Drainage: Mains drainage
Heating: Gas
Tenure: Leasehold
EPC: C(71)
Council tax band: A
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

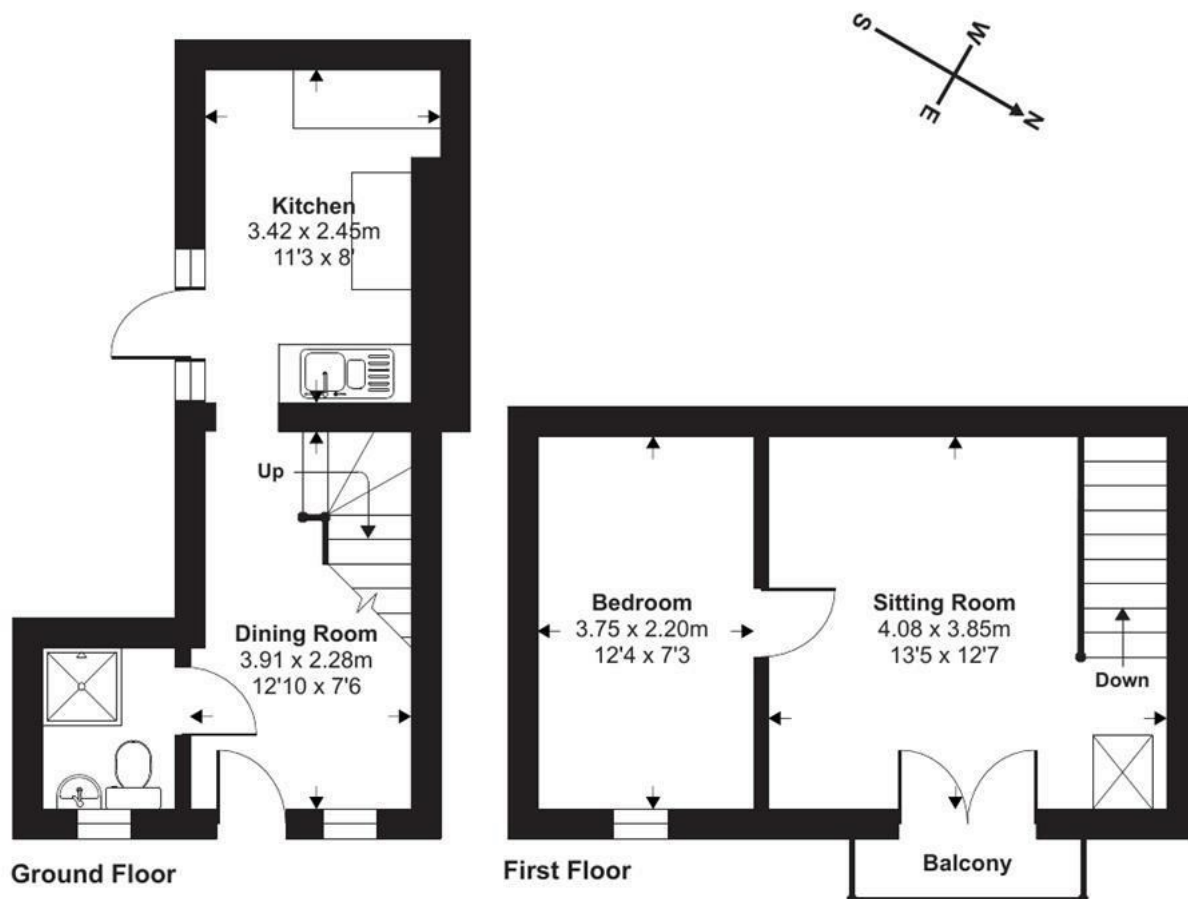
LEASE INFORMATION

999 year lease from 1984
Part of the Oriel House Exeter Management Company Ltd
Annual charges: £720
Annual parking permit of £33 on nearby street
The vendor has advised that there are no Ground Rent charges applicable



Approximate Area = 486 sq ft / 45.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Stags. REF: 1297038

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (92 plus)	89
B (81-91)	71
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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