



Flat 3, 135, Topsham Road



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, Exeter, EX2 4RE

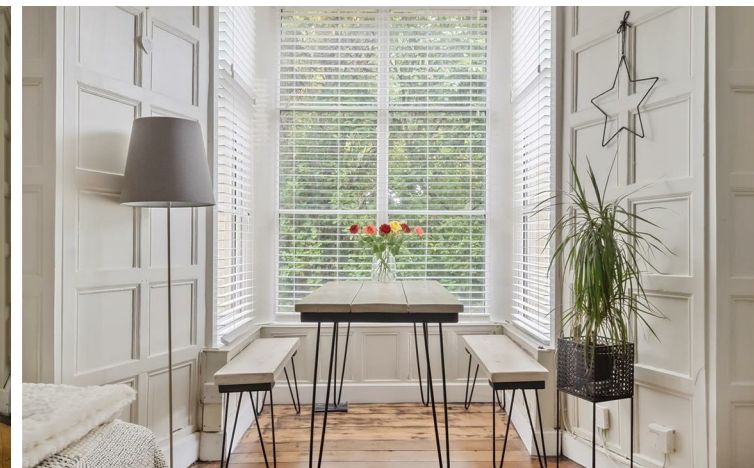
Being sold with no onward chain, this two-bedroom ground floor apartment situated close to local amenities and transport links offers a wealth of characterful features and spacious accommodation.

- No onward chain
- Recently renovated
- Private entrance
- Private garden
- EPC - D
- Character Features
- Close to local amenities and notable locations
- Two double bedrooms
- Residents Parking
- CTB - A

Guide Price £250,000

SITAUION

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

This quirky apartment offers a unique yet versatile level of accommodation all whilst being recently modernised and finished to a high standard throughout. The large living/dining room retains period features and is naturally light and airy, the remainder of the property consists of two double bedrooms, the master benefitting from integrated storage, a newly fitted kitchen and a separate bathroom. In addition, the property has access to a private courtyard garden and a useful storage cupboard to the front. The favourable position and spacious accommodation make for either an excellent first-time purchase or investment.

ACCOMMODATION

Via private entrance, to the left is access into the kitchen, finished with integrated units, built in oven and plenty of storage space, immediately in front as you enter is the bathroom with walk-in shower, WC and hand basin. To the right of the entrance hall is the living/dining room, comprising of bay fronted windows, high ceiling and original feature fireplace. Additionally, off of the hallway to the right is the master bedroom, a spacious double with built in wardrobes. To the end of the hall way is bedroom two, equally a generously sized double bedroom and lastly is the access to the rear garden.

OUTSIDE

Outside of the property is a low maintenance courtyard garden to the rear and a useful storage cupboard to the front.

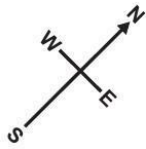
SERVICES

Mains Gas, Mains Electric, Mains Drainage. Good broadband speed and coverage.

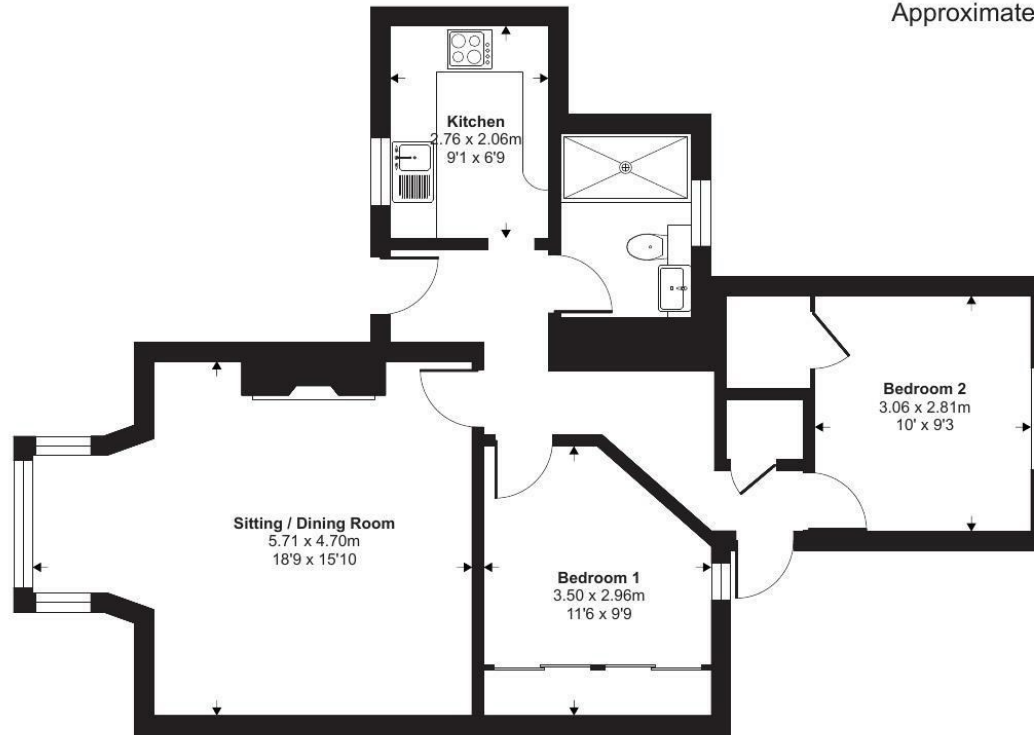
DIRECTIONS

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 = 686 sq ft / 63.7 sq m
For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Stags. REF: 1148802

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		66	
(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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