



25 Higher Shapter Street, Topsham, Devon





A wonderful home **in the heart** of this popular estuary town.

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**Summary of accommodation**

**Ground Floor**  
Entrance hall | Hall | Drawing room | Dining room | Kitchen | WC

**First Floor**  
Sitting room | Bedroom | Bathroom | Further bedroom/study

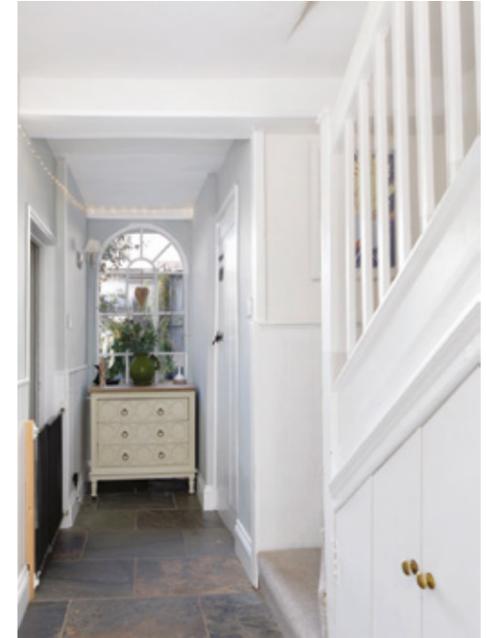
**Second Floor**  
Principal bedroom with en suite | Two further bedrooms

**Distances**  
Topsham Railway Station 0.6 miles, M5 (J30) 2.5 miles, Exeter City Centre 4.5 miles,  
Exeter St David's Station 5.7 miles, Exeter Airport 6.3 miles  
(All distances are approximate)



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## Situation

25 Higher Shapter Street is situated in a prime position in the centre of the popular Exe Estuary town of Topsham, which has a reputation as being one of the finest estuary towns in the south west of England.

The property is conveniently located with easy access to all that the area has to offer, whilst also being within easy reach of the cathedral city of Exeter and excellent communication links to London and the Midlands. Communication links to the area are first class, with the M5 Motorway, A30 and A38 all being within easy reach. Topsham has a train station, offering regular services to Exeter, where there are two mainline stations providing regular services to London Paddington and Waterloo. Exeter International Airport has an ever increasing number of flights to UK and international destinations on a daily basis.

Topsham has a variety of independent shops suitable for everyday needs, whilst the famous Darts Farm Shop and food hall is also close at hand. Exeter has a Waitrose supermarket, John Lewis store and the Princesshay shopping centre with its many shops and restaurants to choose from.

The town is well known for its selection of pubs and several first class restaurants. There is also an open-air swimming pool, a sailing club and various other clubs and societies hosting regular meetings. The River Exe and surrounding countryside offer many long walks or bike rides directly from the property, whilst Topsham is uniquely placed to enjoy all that the surrounding area has to offer with Dartmoor and many miles of fantastic coastline being within easy reach.

There are a variety of excellent state and private schools for both primary and secondary level in the area including, Exeter School, Maynard School and the Cathedral School in Exeter. There is also Blundell's at Tiverton which offers a daily bus service from Exeter.

## The property

25 Higher Shapter Street is a wonderful Grade II listed house set within the heart of the beautiful riverside town of Topsham. Nestled within easy reach of the heart of Topsham, this beautiful period residence exudes character and offers modern comforts.



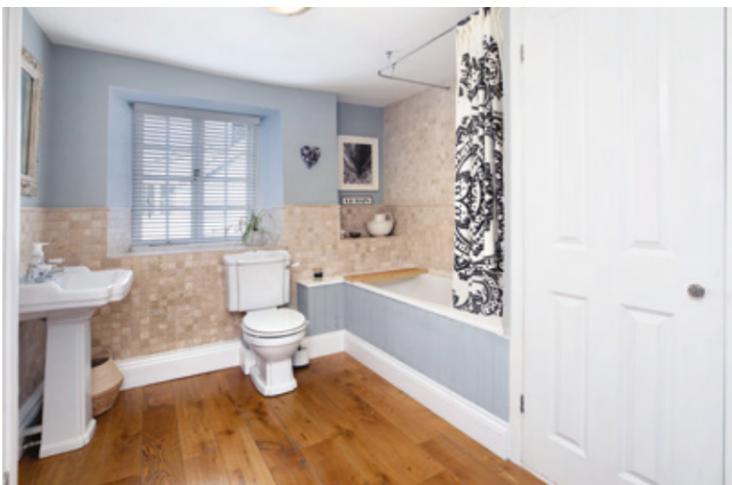
Step inside to discover a light-filled and spacious interior adorned with original features. The airy accommodation is perfect for both relaxation and entertainment. The heart of the home boasts an inviting kitchen that seamlessly connects to a delightful garden and a stylish dining room, ideal for hosting gatherings.

Enjoy cosy evenings in the sitting room, complete with a fireplace. For working from home there is also an excellent office and good Wifi throughout the house.



Upstairs, you'll find four additional bedrooms, each with its unique charm. There is an impressive principal suite, offering a tranquil escape plus, a separate family bathroom serving the other bedrooms.

It is also worth mentioning that there is off street parking which comes at a premium in this location.



## Services

Mains electricity, water, drainage and gas.

## Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

## Directions (Postcode EX3 0AW)

From the centre of Topsham, follow the one-way system down to a mini round-about and continue straight over onto the Strand. Higher Shapter is on the left-hand side and 25 Higher Shapter Street is on the left-hand side.

## Viewing

Strictly by appointment only with agents Knight Frank  
Tel: 01392 423111

## Property information

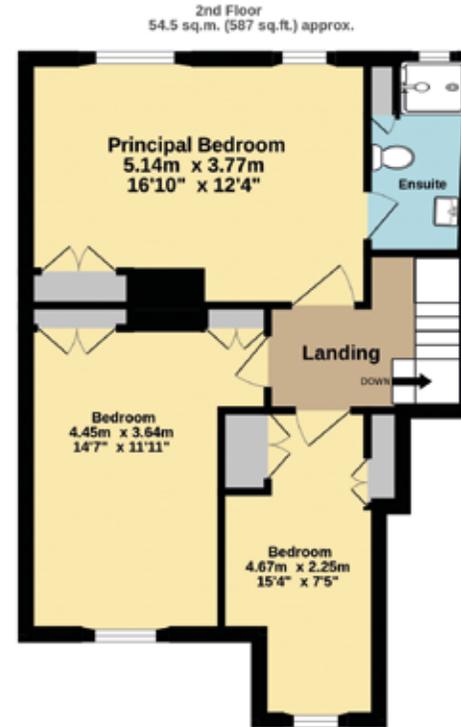
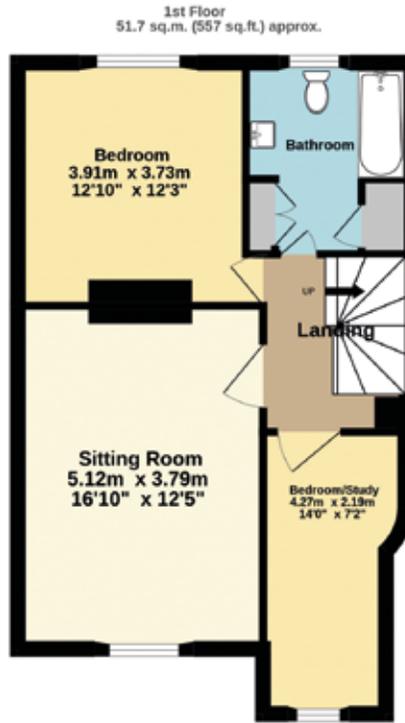
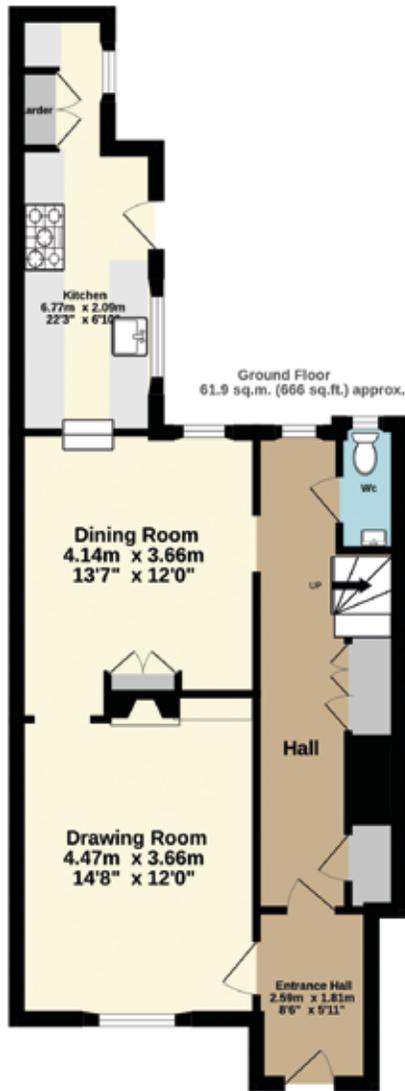
**Tenure:** Freehold  
**Local Authority:** Exeter City Council: 01392 277888  
[www.exeter.gov.uk](http://www.exeter.gov.uk)  
**Council Tax:** Band E  
**EPC Rating:** D  
**Guide Price:** £995,000



**Approximate Gross Internal Floor Area  
168.1 sq m (1809 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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