

28 Elm Grove Road, Topsham, Exeter, Devon





A beautifully presented **Georgian townhouse** with a wonderful garden and easy access to Topsham.

Summary of accommodation

Lower Ground Floor

Flexible sitting/dining space | Kitchen/breakfast room | Utility | Shower room

Ground Floor

Entrance hall | Drawing room | Dining room | Study

First Floor

Principal bedroom with en suite

Second Floor

Three further bedrooms | Shower room | WC

Distances

Topsham station 0.2 miles on foot (Exeter Central 15 minutes), Junction 30 M5 2.1 miles, Exeter city centre 4.3 miles
Exeter Airport 4.9 miles (London City Airport 1 hour), Exeter St. David's station 5.4 miles (Paddington 2 hours 2 minutes)
Sandy Bay Beach (Blue Flag Winner 2019) 6.8 miles, Colyton 21 miles, Tiverton 24.7 miles
(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Mark Proctor
01392 423111
mark.proctor@knightfrank.com



The property

28 Elm Grove Road is a superbly presented town house which has been refurbished and renovated to the highest of standards. The property has a rich history with the terrace previously being named Riversmeet Terrace. The houses were built in the 1820s by Thomas Payne using money from the Napoleonic Wars. The current vendors have stylishly renovated parts of the property and extended the rear.

There is an attractive entrance with a lovely front garden and steps up to the impressive front door. High ceilings flow throughout the house leading to a light and airy feel. On the raised ground floor there is an elegant double reception room overlooking the beautiful rear garden. It also benefits from two desirable fireplaces, one of which is a modern gas fire. The kitchen breakfast room is beautifully presented and flows into the flexible sitting/dining area which is an ideal space to relax and unwind. The stained glass panels on this floor are a recent addition and designed to reflect the historic stained glass on the ground floor. There is also a spacious utility room which is ideal for any large family as well as a separate modern shower room and access to the rear garden. For working from home there is Fibre broadband to the property with good Wi-Fi and a separate office.



Location

28 Elm Grove Road is situated on the south-eastern edge of the small, pretty town of Topsham, located immediately north of where the River Exe and River Clyst meet plus the former's estuary, now a SSSI. Formerly a seaport and known for its architecture, scenery and proximity to nature reserves, such as RSPB Bowling Green Marsh, the town can meet most day-to-day needs including a selection of good restaurants. It also has a train station on the Avocet Line providing hourly services into the centre of Exeter, which has an extensive range of shops, businesses and recreational facilities as you would expect from a popular cathedral and university city.

The M5 Junction 30 is within easy reach and Exeter St. David's station has a regular service to Paddington (2 hours 2 minutes) and Bristol (57 minutes).

The local area also offers a wide choice of schools including Colyton Grammar School, The Maynard School and Exeter School in Exeter and Blundells in Tiverton.



The bedroom accommodation is superb and well balanced. It includes a fabulous principal suite with ample storage and large sash windows with views towards Woodbury Common. The remaining three bedrooms offer great flexibility and far reaching views and are served by a chic family shower room.



Garden

The garden itself is a real feature of the house and has a favourable south westerly aspect. It has been sympathetically planted with a stunning array of plants and flowers creating a real haven of peace. It is also worth noting that there is direct access to the pathway at the side of the property where it is also possible to park a car. Further parking is available using a residents permit.

Services

Mains water, electricity, drainage & gas. Gas-fired central heating.

Directions (Postcode EX3 0EQ)

From the centre of Exeter, drive on the A3015 south-east out of the city along Topsham Road and then Exeter Road. On reaching a small roundabout after about 4 miles, take the first exit onto Station Road. Carry on for about 250 yards to another roundabout. Take the second exit onto Elm Grove Road. The property will be seen on the right after 300 yards, where Elm Grove Road becomes Bridge Hill. Take the right feeder lane and turn right onto Elm Grove Road. The house is the first on the right-hand side of the terrace.

Property information

Tenure: Freehold

Local Authority: Exeter City Council
(www.exeter.gov.uk)

Council Tax: Band C

EPC Rating: D

Guide Price: £1,200,000

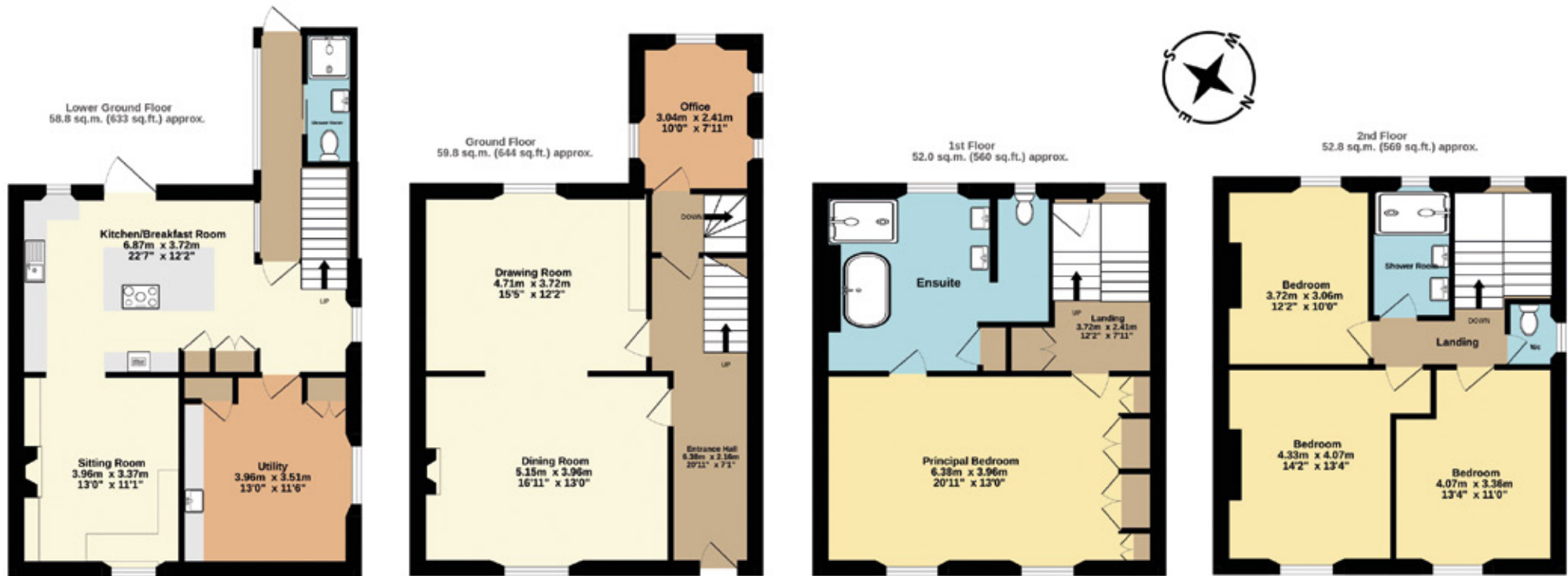


Approximate Gross Internal Floor Area

223.6 sq m (2406 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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Particulars dated July 2024. Photographs and videos dated July 2024.

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