



East of 
ESTATE AGENTS

Two Ways
Topsham £795,000

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A truly superb and individual house in the very heart of Topsham, located on Parkfield Way and just a moment's walk from the train station, offering excellent accommodation which includes three large double bedrooms, one of which is en-suite. The property, which was originally built in the 1930's and extended in the 1980's, also offers a good size kitchen/dining room with a door to the rear garden, which is in addition to two reception rooms, a utility room and ground floor cloakroom/wc. A wonderful mature and landscaped rear garden enjoys a south westerly aspect and gated rear access into Parkfield Road, where a garage, also accessed from Parkfield Road provides much sought after off road parking. Lastly, the property benefits from a particularly large full height loft which could easily be converted with the necessary planning permissions.

- Extended 1930's house | 3 double bedrooms
- | Ensuite | Family bathroom
- | Kitchen/diner/breakfast room
- | Ground Floor WC
- | Good sized south west facing rear garden
- | Utility Room | Garage/off road parking
- | Just a moment's walk from Topsham train station



APPROACH

Covered entrance canopy. Front door to entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with stairs to first floor. Double glazed window to rear aspect and lovely stained glass window to side. Two radiators. Understair storage recess. Door to understair cupboard. Telephone point. Doors to living room, dining room, kitchen/breakfast room and cloakroom.

CLOAKROOM 7' 0" x 4' 0" (2.13m x 1.22m)

Double glazed window to rear aspect with obscure glass. White low level w.c. and pedestal hand wash basin with tiled splashback. Coat hanging space.

LIVING ROOM 13' 7" x 12' 7" (4.14m x 3.84m) (plus bay window)

Lovely light and spacious room with large double glazed bay window to front aspect. Feature fireplace with fitted gas coal effect stove on tiled hearth with ornate mantle over. Radiator. Fitted alcove shelving and cupboard. TV point. Wall lighting. Wood effect vinyl floor. Wooden part glazed folding doors to dining room.

DINING ROOM 13' 7" x 12' 4" (4.14m x 3.76m) (max)

Further spacious room with Upvc double glazed door to garden and Upvc double glazed windows to rear aspect. Radiator. Wall lighting. Fitted alcove shelving. TV point. Return door to entrance hallway. Glass panel door to utility room.



UTILITY ROOM 8' 9" x 5' 9" (2.67m x 1.75m)

Useful room with double glazed windows to side and rear aspect. Base unit with inset stainless steel sink. Space and plumbing for washing machine and dryer. Wall mounted Glow Worm gas boiler.

KITCHEN/BREAKFAST ROOM 13' 7" x 13' 6" (4.14m x 4.11m)

Wonderful double aspect room with double glazed windows to front and rear aspect, plus double glazed door to rear garden. Excellent range of base, wall, drawer and display units in Alder finish. Roll-edge worktop with tiled surround and inset ceramic sink. Integral eye-level electric double oven and gas hob with cooker hood over. Integral fridge and freezer. Space and plumbing for slim line dishwasher. Space and plumbing for washing machine. Fitted shelving. TV point. Concealed worktop lighting.

FIRST FLOOR**STAIRS/LANDING**

Stairs from entrance hallway lead to a light and spacious landing with double glazed window to front aspect. Hatch to large loft space with pull-down ladder. (Scope for loft conversion and space on landing for further stairs - subject to consents). Radiator. Door to deep storage cupboard. Doors to bedrooms and bathroom.

BEDROOM 1 13' 7" x 13' 6" (4.14m x 4.11m)

Light and spacious double aspect bedroom with double glazed windows to front and rear aspect. Radiator. Two telephone points. Opening through to en-suite shower room.

EN-SUITE 7' 3" x 2' 7" (2.21m x 0.79m)

White suite comprising; hand wash basin set in vanity unit with shelves under and glass folding door to tiled shower enclosure with electric shower over. Tiled walls. Wall light with shaver point.

BEDROOM 2 13' 7" x 12' 4" (4.14m x 3.76m) (plus bay window)

Further light and spacious double bedroom with double glazed feature bay window to front aspect. Two radiators. Telephone point. Two built-in wardrobes complete with hanging rails and shelf and cupboards over.

BEDROOM 3 13' 7" x 12' 4" (4.14m x 3.76m) (max)

Large double bedroom with double glazed window to rear aspect with outlook over the gardens. Radiator. Double doors to built-in airing cupboard complete with hot water tank and shelving, with shelving over.

BATHROOM 8' 5" x 6' 9" (2.57m x 2.06m)

Spacious bathroom with double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin, bidet and bath with tiled surround. Radiator. Light with shaver point. Wall mounted electric fan heater.

OUTSIDE**FRONT**

Wrought iron gate to enclosed walled front garden with flower border. Path to front door and side gated access.

REAR GARDEN

Wonderful landscaped mature rear garden benefitting from a south westerly aspect featuring; paved and lawned areas edged with an arrangement of beds stocked with mature plants and shrubs, water feature and winding paved pathway leading through to a gated rear access into Parkfield Road. Further paved garden with fitted garden shed and potting area.

WORKSHOP/STORAGE ROOM

Brick built room adjoining the rear of the utility room, accessed via a door from the garden. Fitted shelving and drawers. Window to rear aspect.

GARAGE 16' 8" x 9' 10" (5.08m x 3m)

Entrance to the garage is accessed via Parkfield Road with up and over door to single timber constructed garage with light and power, windows to side and rear, and pedestrian door to garden.

AGENTS NOTES:

The property is Freehold.
Council Tax Band: E - Exeter City Council



GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1570 sq.ft. (145.9 sq.m.) approx.
Measurements are approximate. Not to scale. Dimensions given are
taken with 100mm (4")



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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.