



East of   
ESTATE AGENTS

Majorfield Road  
Exeter £450,000-£500,000

# Majorfield Road

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This delightful 30's mid-terrace is nestled on a quiet pedestrian only residential street in the centre of Topsham. Just minutes walk from Fore street and its abundance of shops and cafés and the train station, this beautifully presented property offers an open plan lounge/dining room, galley kitchen leading to WC. Upstairs consist of two double bedrooms and family bathroom. A delightful garden to front and enchanting garden to the rear with gated access

Period Mid Terrace | Two Double Bedrooms |  
Open Plan Lounge/Diner | Galley Kitchen |  
Cloakroom/Utiliy Room | Family Bathroom |  
Beautiful 100 ft Secluded Garden | Fantastic  
Central Location | No Ongoing Chain |

## APPROACH

Majorfield Road is a pedestrian road located between Holman Way and Parkfield Road to the North East and Fore Street. To the front is a small well tended garden behind a low brick wall with a path leading to the front door.

## HALLWAY

Stairs lead up to the first floor with storage cupboard located below. Doors lead into the reception rooms and kitchen to the rear.

## LOUNGE

First off the hallway is the delightful lounge with a beautiful bay window that overlooks the front garden and an elegant original cast iron fire place with tile surrounds and ornate white mantle over.



### **DINING ROOM**

The living room is open planned with the dining room. It is a lovely light and airy room with a pair of French doors opening out onto the rear patio. The original floor boards have been lovingly stripped and restored and run seamlessly through the ground floor.

### **KITCHEN**

The galley kitchen has been fitted with a range of cream wall and base units with an inset drainer sink and ceramic hob and finished with a range of cream wall tiles.

### **CLOAKROOM & UTILITY**

Beyond the kitchen is a small cloakroom fitted with a white W.C and hand basin with space and plumbing for white goods.

### **FAMILY BATHROOM**

First off the landing is the family bathroom, which has been fitted with a white suite with shower over the bath and to the side an airing cupboard.

### **BEDROOM TWO**

Bedroom two is a beautiful light and airy double bedroom with views out over the rear garden and the original fireplace and mantle still in situ.

### **BEDROOM ONE**

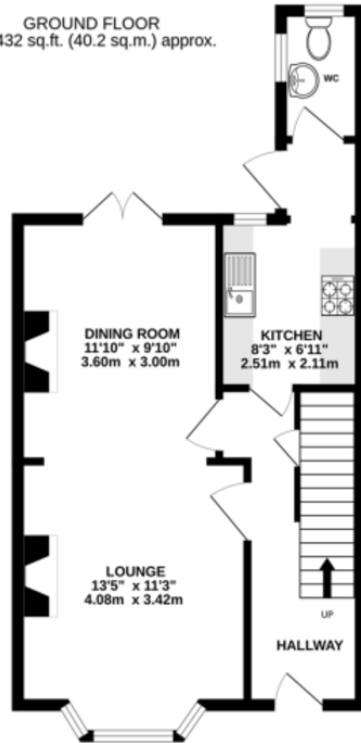
Bedroom one is a lovely spacious room with a beautiful bay window to the front, a further original fireplace and plenty of storage space.

### **GARDEN**

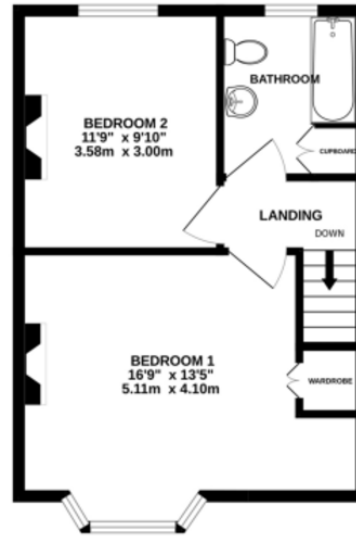
Out to the rear is a beautiful tranquil South-East facing garden which is the jewel in the crown of this property. French doors open out onto the patio that runs along the back of the property. A stepping stone path leads down the lawn to a wooden shed and the far end passing a mature hedge along the way.



GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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