



East of 
ESTATE AGENTS

Monmouth Avenue
Topsham £850,000

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Beautiful stylish Victorian Mid-Terrace has been sympathetically extended and refurbished through out. Located on the much sought after Monmouth Avenue, the property is just a short walking distance from the town centre, river and public transport. This elegant property offers a beautiful open plan kitchen, dining room and living room overlooking a delightful rear garden, along with a separate sitting room and cloakroom. Over two further floors are four bedrooms with a lovely family bathroom and an en-suite. To the front is off road parking for one vehicle with a further parking space to the rear and garage.

Superb Topsham Location | Extended Mid-Terrace |
Four Bedrooms | Open Planned Kitchen Living
Dining Space | Sitting Room | Family Bathroom and
Ensuite | Cloakroom | Beautiful Secluded Rear
Garden | Front and Rear Parking | Garage

APPROACH

Monmouth Avenue is located just off Monmouth Street and is next to the pedestrian bridge crossing Holman Way giving easy level walking to the town centre. To the front the garden has been opened up and block paved to create a parking space whilst still retaining a section of the original brick wall and garden.

ENTRANCE HALL AND CLOAKROOM

An Entrance lobby opens through a beautiful stained glass glazed door and side panels to reveal the main hallway where immediately you see that this is going to be a property of style and quality. Stairs lead up to the first floor landing and located below is the down stairs cloak room. A glazed door ahead lets light in from the kitchen and gives a glimpse of what is to come.

KITCHEN

The kitchen has been thoughtfully laid out so that it feels open planned into the adjoining dining and sun room without encroaching. The kitchen has been fitted with white 'shaker' style wall and base units topped with a solid wood work top and up-stand. Centre place is an impressive black dual fuel range cooker with accompanying black splash back.

SUN ROOM

This charming addition to the property is filled with light from a pair of sky lights above and a wall of glass that looks out over the patio onto the beautiful rear garden.



DINING ROOM

The dining room adjoins the kitchen and sun room to give one expansive and elegant space. The original mantle and hearth are still in-situ with the chimney sides shelved out with cupboards and drawer units below.

SITTING ROOM

The sitting room is another elegant room with a beautiful bay window out to the front. A cast iron open gas fire sits upon a black marble hearth and white wooden mantle. Again the chimney sides have been utilised with low cupboards and shelving above.

FAMILY BATHROOM

First off the landing the family bathroom is a beautifully presented room with its free standing oval bath, double shower cubicle and vanity W.C and hand basin, and all finished with half wall wooden panelling.

BEDROOM TWO

Bedroom two is a lovely generous double room with built-in wardrobes and views out across the rear garden.

BEDROOM ONE

This beautiful room again has built-in wardrobes to the side of a black cast iron fire place and a commanding bay window to the front.

BEDROOM THREE

Bedroom three is a good size single room that overlooks the front of the property.

BEDROOM FOUR

A recent addition is this lovely loft room that has the light flooding in from two sky light windows which provide commanding views across the gardens. To the side is a delightful en-suite with vanity W.C and hand basin set against a light grey wood panelling, with a shower cubicle tucked in behind the door.

GARDEN

The delightful south-west facing rear garden is the real jewel in the crown. A patio runs along the back of the property providing a lovely secluded seating area from which to enjoy the richly planted garden. A path leads alongside a central lawn to a further seating area beside a pergola, and leads past the garage to a rear wooden gate and the parking beyond.

GARAGE AND PARKING

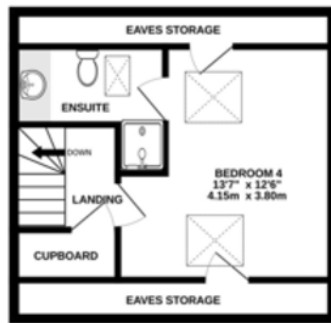
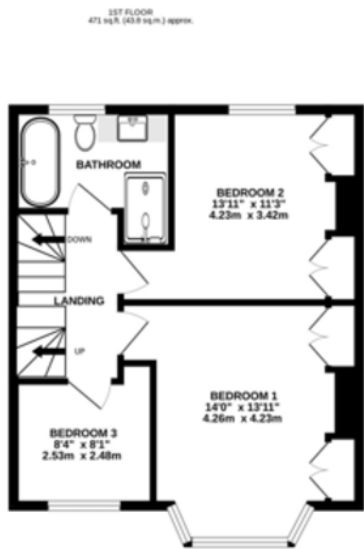
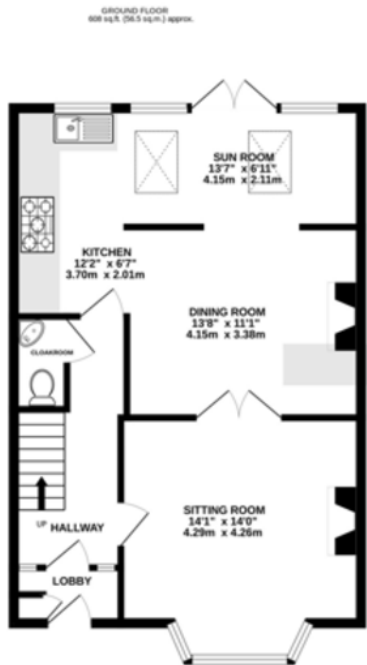
The garage is located to the rear of the garden and with vehicle access from a lane to the rear of the terrace. To the front is space for a third vehicle along with a single parking space to the front and one within the garage.

AGENTS NOTES

The property is Freehold

Council tax band 'D'





TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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		83 B
69-80	C		
55-68	D	68 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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