



Monmouth Street

Exeter £750,000

East of **EXE**
ESTATE AGENTS

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This charming mid-terrace, three-storey townhouse is located right in the very heart of the picturesque town of Topsham and is the perfect blend of modern living and traditional character. The property sits upon one of Topshams' iconic and premier streets and is within minutes' walk to the town centre, along with the historic quayside and to the train station. The property offers charm and character with a delightful lounge with a wood burning stove and arched bookcases, and a bright and airy kitchen seamlessly linked to the dining room and sunroom. On the upper floors are three well-proportioned double bedrooms and a delightful bathroom. To the front is parking for one vehicle and to the rear a beautiful enclosed private garden.

Three Double Bedrooms | Three Story, Mid-Terrace
Town House | Open Planed Kitchen, Diner and
Sunroom | Charming Lounge | Family Bathroom |
Shower Room | Secluded Courtyard Garden | Off
Road Parking | Idyllic Central Location |

This elegant property is a perfect blend of character and modern convenience and is ideally located for those wishing to immerse themselves in the Topsham lifestyle. A small internal lobby opens into the hallway with a central staircase winding up to the upper floors. Off to the left is a delightful character lounge with a large sash window with wooden shutters that looks out over the street. To the center is a wood burning stove sat within a white surround aside a pair of arched bookcases built into the chimney sides. Beyond is the beautiful open planned cottage kitchen with a 'U' shaped peninsular island with the stove and hob set into the old fireplace, which still retains the old upper mantel piece and surrounds. The kitchen flows seamlessly into the adjoining dining room and sunroom, with light flooding in from the overhead roof lights and the pair of French doors that open out to the beautiful rear garden. Tucked away into the corner is a discrete cloakroom with shower.



Climbing up the lovely central staircase are three well-proportioned double bedrooms and a beautiful family bathroom located over two floors. The spacious and luxurious bathroom still retains its original fireplace along with a delightful central oval bath, matching W.C and hand basin and large shower cubicle.

GARDEN AND GROUNDS

To the front of the property is the luxury of an off-road parking space bordered by a low brick wall. Whilst, to the rear is a delightful enclosed and secluded garden. Laid mostly to lawn the rear garden borders are filled with a rich array of flowering plants and shrubs with the old brick walls strewn with climbing plants. To the far hedge is a sizable wooden garden shed and an old coal store.

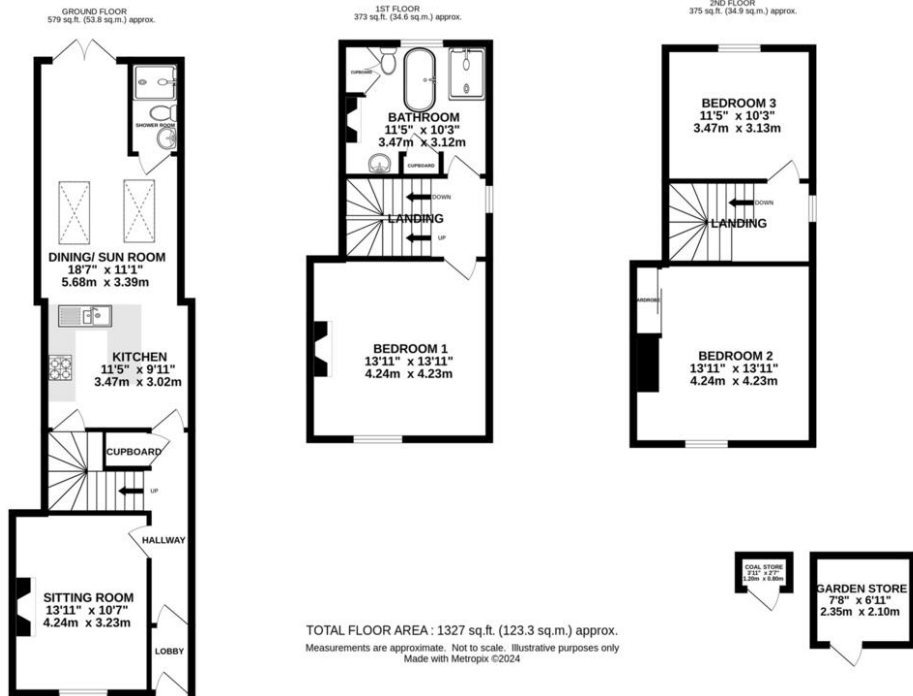
LOCATION

Monmouth Street is one of Topshams' premier addresses and sits right in the very heart of Topsham. The property is just minutes' walk to the town center with its fine array of eateries and shops and to the historic quayside. In addition, the train station is also just a couple of minutes' walk away along with Topsham Medical Centre.

Topsham is a popular estuary town, known for its rich shipping history and famous for beautiful Dutch house architecture located along the highly desirable Strand. With excellent amenities including, The Sailing Club, The Bowls Club, The Goat Walk, the bird hide and nature reserve at Bowling Green Marsh plus many highly regarded restaurants and pubs and streets lined with independent shops. Topsham enjoys a wonderful local community with a community run committee called Love Topsham regularly bringing residents together with an array of events and a dedicated team welcoming new residents to the town.

Topsham sits on the avocet train line from Exmouth to Paignton and trains run out of the station every 25 minutes going in the direction of Exmouth or Exeter. From Exeter St David's trains to London's Paddington take approximately just over 2 hours. There is a regular bus service and the M5 motorway junction is about 3 miles away.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 63 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



EXETER OFFICE
 18 Southernhay West Exeter EX1 1PJ
 Tel: 01392 833999
 enquiries@eastofexe.co.uk
 www.eastofexe.co.uk

EAST DEVON OFFICE
 61 Fore Street Topsham Exeter EX3 0HL
 Tel: 01392 345070
 enquiries@eastofexe.co.uk
 www.eastofexe.co.uk

WEST OF EXE OFFICE
 Main Road Exminster EX6 8DB
 Tel: 01392 833999
 enquiries@westofexe.co.uk
 www.westofexe.co.uk