



**East of**   
ESTATE AGENTS

**Majorfield Road**  
Exeter £450,000

# Majorfield Road

Exeter £450,000

This delightful mid-terrace, three-storey townhouse is discretely nestled right in the very heart of the picturesque town of Topsham. The property sits within one of Topsham's iconic streets and is just 50 yards walk to the town centre, with the historic quayside, medical centre and train station also within an easy level walk. The property is beautifully presented throughout and is filled with the character and charm you would expect from a house of this period. On the ground floor is a well-stocked kitchen with an open office space leading to a cosy open planned diner and lounge. On the upper floors are two well-proportioned double bedrooms and a delightful bathroom. To the front a beautiful enclosed private garden sits behind a rose covered hedge with gated parking for one vehicle beyond.

Three Story, Mid-Terrace Town House | Two Double Bedrooms | Open Planed Lounge Diner | Well Stocked Kitchen | Family Bathroom | Conservatory | Cellar | Secluded South Facing Courtyard Garden | Off Road Parking | Idyllic Central Location

## LOCATION

Majorfield Road is one of Topshams' premier addresses and sits right in the very heart of Topsham. The property is just 50 yards walk to the town center with its fine array of eateries and shops and to the historic quayside. In addition, the train station and Topsham Medical Centre are also just a couple of minutes' level walk away.

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.

## DESCRIPTION

This elegant property has been sympathetically refurbished and beautifully presented, offering a perfect blend of character and modern convenience, and is ideally located for those wishing to immerse themselves in the Topsham lifestyle. A delightful kitchen is equipped with a dual fuel 'range master' stove and has been fitted out with 'shaker' style 'inset' wall and base units with granite top and white metro wall tiles. Off to the side, space has been utilized as a functional office space with light pouring in from the overhead skylights. A set of French door opens into a cosy open planned lounge diner with views out to the front garden and access to the side return conservatory. Steps lead down from the dining room to a large cellar offering space for plenty of storage. Space and plumbing for dryer. Deep recess with cellar door from courtyard garden. Floor standing gas boiler. Fitted Electrolux Central Vacuum system with various points around the property to attach the Hoover hose. Over a further two floors are two well-proportioned double bedrooms each with ample storage solutions and elegant views across the garden and over to the adjoining street. The bedrooms are well served by a spacious bathroom fitted with a bath with shower and a delightful character vanity sink.

## GARDEN AND GROUNDS

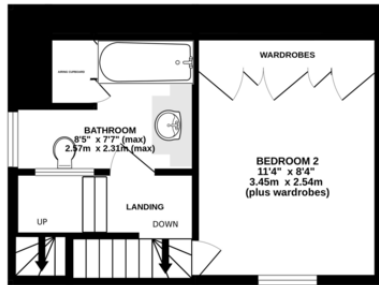
The south-facing private enclosed garden is a tranquil retreat right in the heart of the town. Laid with stone slabs and bordered by vibrant plants, it offers a serene outdoor space for relaxation and enjoyment. A picturesque rose-covered archway leads to the front gate adding to the garden's charm, where beyond is the luxury of an off-road parking space set behind a set of iron gates.

## AGENTS NOTES

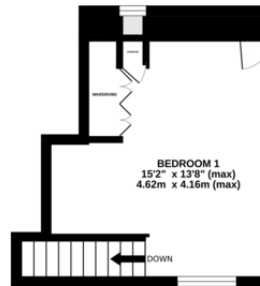
The property is Freehold  
Council Tax Band: C - Exeter City Council



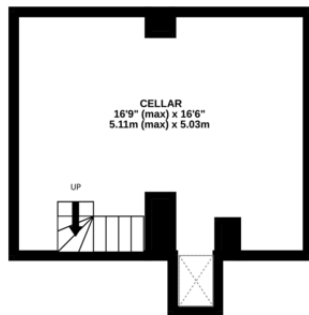
2ND FLOOR  
277 sq.ft. (25.8 sq.m.) approx.



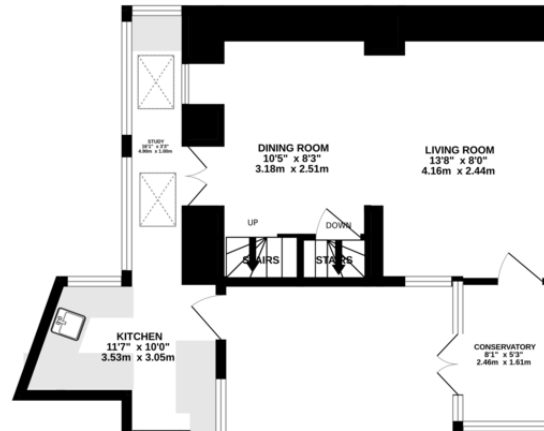
3RD FLOOR  
165 sq.ft. (15.4 sq.m.) approx.



CELLAR  
226 sq.ft. (21.0 sq.m.) approx.



GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance 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

TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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