



A superb and stylishly presented two-bedroom ground floor apartment in Altamira, Topsham with a large and beautifully maintained rear garden enjoying side access and internally from the modern fitted kitchen which has been refurbished to a high standard. Located just a short walk from Topsham town centre. Ample parking is available for residents and visitors. The property is sold with no ongoing chain.

Altamira
Exeter £260,000

East of 

Altamira, Exeter £260,000

Spacious ground floor apartment | Two double bedrooms | Light and spacious living/dining room | Modern fitted kitchen | Modern bathroom | Large rear garden | Gas central heating | Two deep storage cupboards | Easy access to Topsham centre | No ongoing chain

GROUND FLOOR
750 sq.ft. (69.6 sq.m.) approx.

APPROACH

Upvc part glazed door to entrance lobby.

ENTRANCE LOBBY

Spacious entrance lobby with plenty of room for coat hanging and shoes. Radiator. Wood effect laminate flooring. Door to cupboard housing meters. Part glazed door to living/dining room.

LIVING/DINING ROOM

Light and spacious room with large full height Upvc double glazed window to front aspect outlook over the front garden and central green space. Wood effect laminate flooring. Radiator. TV and telephone points. Part glazed door to inner hallway.

INNER HALLWAY

Matching wood effect laminate flooring. Door to deep storage cupboard also housing rec updated gas combi boiler. Door to further deep understairs storage cupboard. Doors to kitchen, bedrooms and bathroom.

KITCHEN

Attractive kitchen with two Upvc double glazed windows to rear aspect with outlook over 1 garden. Modern fitted kitchen with range of base, wall and drawer units in high gloss crea finish. Roll-edge worktop with matching splash panels and inset stainless steel sink. Integ electric single oven and gas hob with extractor hood over. Space for freestanding fridge/freezer. Integral dishwasher. Space and plumbing for washing machine and dryer. Radiator. Extractor fan. Tiled floor. Part glazed Upvc door to garden.

BEDROOM 1

Spacious master bedroom with large Upvc double glazed window to front aspect. Radiat Double doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 2

Good sized second bedroom with Upvc double glazed window to rear aspect with outlool the garden. Radiator. Door to single wardrobe complete with hanging rail and shelf.

BATHROOM

Attractive bathroom with fully tiled walls and floor. Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap with shower head attachment. Ladder style radiator.

FRONT

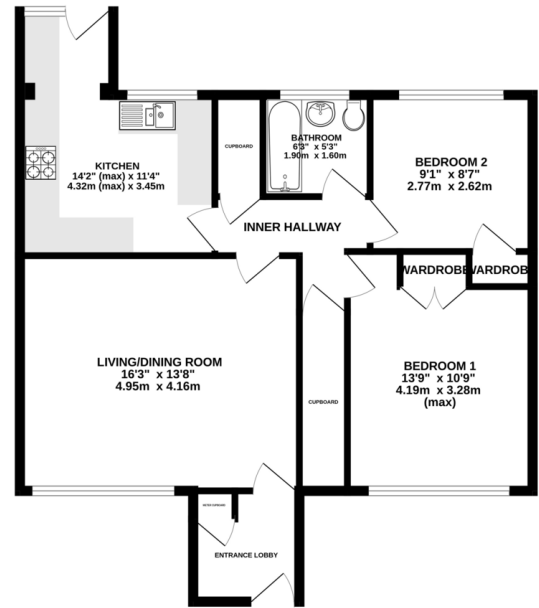
Enclosed front garden area laid to gravel with a circular paved patio and edged with deep flower borders. Path to front door and path at the end of the building leads around to gated access to the rear garden.

REAR GARDEN

Generous sized rear garden with paved patio area leading onto a lawned garden with path leading down to a tiered deep flower border stocked with a variety of mature plants and shrubs. Garden shed.

AGENTS NOTES:

The property is Leasehold. Council Tax Band: B - Exeter City Council



TOTAL FLOOR AREA: 750 sq.ft. (69.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metrage 12/24.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	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