



East of
ESTATE AGENTS

White Street
Topsham OIEO £425,000

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This charming character cottage has been fully renovated throughout and is located in the very heart of the picturesque town of Topsham. The property is within a minutes' walk of the town centre with all its local amenities, including the historic quayside and the train station. The property benefits from a delightful lounge with inglenook fireplace and a bright and airy kitchen/diner opening out onto a private and enclosed courtyard garden. On the first floor are two generous double bedrooms along with a beautifully presented bathroom. The property is offered with No ongoing chain.

Character Grade 2 Listed Cottage | Two Double Bedrooms | Courtyard Garden | Sitting Room | Modern Kitchen/Diner | Family Bathroom | Modernised Throughout | Sought After Location | Walking Distance of Local Amenities | No Ongoing Chain

LOCATION

White Street sits in the very heart of Topsham and is within a minutes' walk of the town centre with its fine array of local amenities, primary school, doctors' surgery, public transport systems and historic quayside. The town enjoys a wonderful local community with "love Topsham" regularly bringing residents together with an array of events throughout the year.

Topsham is a popular estuary town, known for its rich shipping history and famous for beautiful Dutch architecture. The excellent amenities include the sailing club, the Bowls club, the Goat Walk, the bird hide and nature reserve at Bowling Green Marsh plus many highly regarded restaurants, pubs and independent shops.



Topsham sits on the Avocet train line from Exmouth to Paignton. Services run every half hour in either direction and from Exeter St Davids trains to London take just over two hours. There is a regular local bus service and the M5 motorway junction is approximately 3 miles away.

DESCRIPTION

This beautiful Grade 2 listed property has been fully renovated by the current owners but has retained all its character features and is ideally located for those wishing to enjoy the Topsham lifestyle.

Stepping down into the property the entrance porch opens into the beautifully presented sitting room with inglenook fireplace with modern working wood burner. The pretty window seat looks out onto White Street. Stairs rise to the first floor from the sitting room with useful storage cupboard underneath. From the sitting room an open hallway leads through to the galley style kitchen/diner. This room is bright and airy with a large glass roof lantern and bifold doors letting in an abundance of light. The kitchen has been fitted out with cream 'shaker' style wall and base units topped with a solid wood worktop and finished with limestone wall tiles as well as engineered oak flooring throughout the ground floor. The bifold doors open onto the pretty south-east facing courtyard garden. Located on the first floor are two generous double bedrooms along with a beautifully presented family bathroom. The bathroom is fitted with a modern WC, wash hand basin, bath with shower over and has been beautifully tiled with blue metro wall tiles.

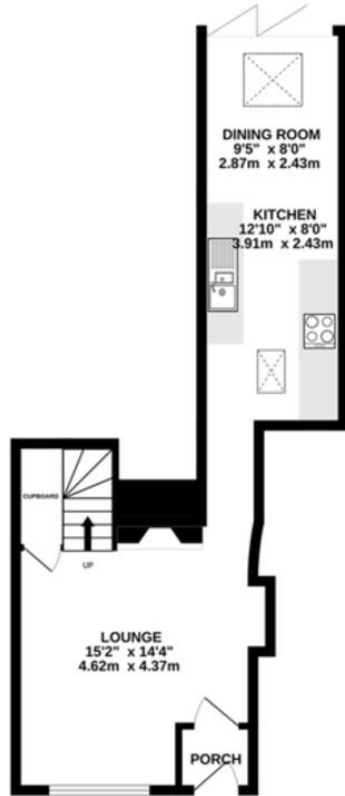
Out to the rear of the property is an inviting and private south-east facing courtyard garden with space for table and chairs to catch the late morning and afternoon sun. Also located in the garden is a useful utility store with electric and plumbing for a washing machine and work top over.

AGENTS NOTES

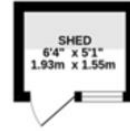
The property is Freehold
Council Tax Band – B



GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.3 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		86 B
69-80	C		
55-68	D	64 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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