



Attractive three-bedroom semi-detached house situated in a tucked away location in the highly popular estuary town of Topsham. The property features; spacious living room, kitchen/dining room, downstairs cloakroom, three good sized bedrooms and shower room. Outside to the front of the property is parking for one vehicle and gated enclosed private garden. Available to Investment Buyers only with tenant in place on fixed term until early January.

High Street
Exeter OIEO £450,000

East of 

High Street Exeter OIEO £450,000

Attractive semi-detached house | Three bedrooms | Light and spacious living room | Attractive kitchen/dining room | Cloakroom | Shower Room | Enclosed private garden | Off-road parking for one vehicle | Available to investment buyers only |

APPROACH

Stable style front door to living room.

LIVING ROOM

Light and spacious living room with double glazed window to front aspect. Radiator. Wood effect laminate flooring. Stairs to first floor. Recess spotlights. TV and telephone points. Door to understairs cupboard. Door to cloakroom. Glass panel door to kitchen/dining room.

CLOAKROOM

Modern white suite comprising; low level w.c. and pedestal hand wash basin with tiled splash back. Extractor fan. Recess spotlights. Matching wood effect laminate floor. Wall mounted Worcester gas combi boiler.

KITCHEN/DINING ROOM

Spacious kitchen/dining room with double glazed window to front aspect. Range of base, wall and display units in light wood finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral single electric oven and gas hob with extractor hood over. Integral dishwasher. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Recess spotlights. Extractor fan. Matching wood effect laminate floor.

STAIRS/LANDING

Stairs from living room to first floor landing. Hatch to loft space with pull-down ladder. Recess spotlights. Door to airing cupboard complete with shelving. doors to bedrooms and shower room.

BEDROOM 1

Spacious double bedroom with double glazed window to front aspect. Radiator. Range of fitted wardrobes.

BEDROOM 2

Further double bedroom with double glazed window to rear aspect with deep sill. Radiator.

BEDROOM 3

Good sized bedroom with double glazed window to front aspect. Radiator.

SHOWER ROOM

Double glazed window to rear aspect with part obscure glass and deep sill. White suite comprising; low level w.c., pedestal hand wash basin and glass folding door to tiled shower enclosure with electric shower. Recess spotlights. Extractor fan. Radiator.

OFF-ROAD PARKING

Parking space available to front of property.

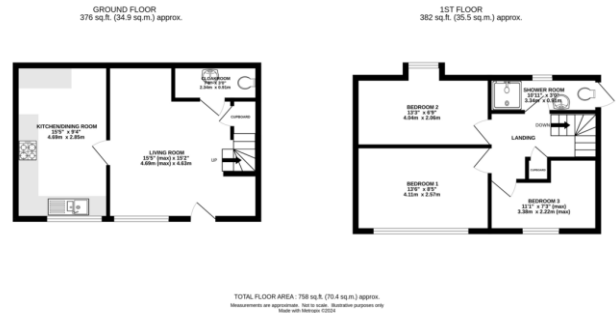
GARDEN

The property benefits from an enclosed garden which is accessed from the parking area in front of the property through wrought iron gate. The garden is mainly laid to lawn with fitted garden shed.

AGENTS NOTES:

The property is Freehold.

Council Tax Band: C - Exeter City Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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 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