



East of 
ESTATE AGENTS

Greatwood Terrace
Exeter OIEO £400,000

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This charming Victorian mid-terrace property offers a perfect blend of period character and modern living. Spread over three floors, it boasts three bedrooms along with a versatile loft room, an open-plan living space with a cosy open fireplace, and a spacious kitchen overlooking a beautifully landscaped rear garden. Nestled in the sought-after town of Topsham, the home benefits from easy access to local amenities, picturesque quayside walks, and excellent transport links, making it

Period Mid Terrace | Three Bedrooms | Open Planned Lounge & Diner | Spacious Kitchen | Family Bathroom | Loft Room | Beautiful Rear Garden | Garden Sunroom | Parking |

LOCATION

Situated in the vibrant town of Topsham, the property enjoys an enviable location with easy access to a range of local amenities. The quayside is just a short stroll away, providing scenic walks along the River Exe. Topsham's train station offers excellent transport links to nearby Exeter and Exmouth, making commuting or weekend trips a breeze. The area is also home to Darts Farm Village, a popular destination for local produce and boutique shopping, as well as a selection of charming independent shops, restaurants, and cafes. Whether you're looking for convenience or leisure, this location offers the perfect balance of both.



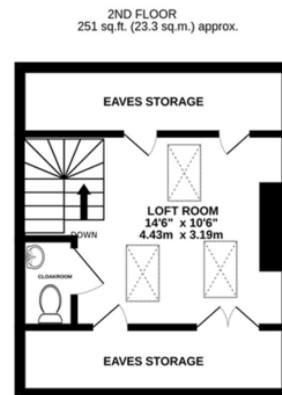
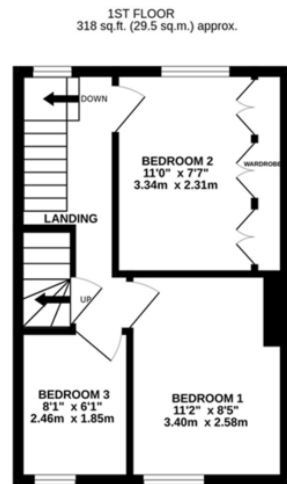
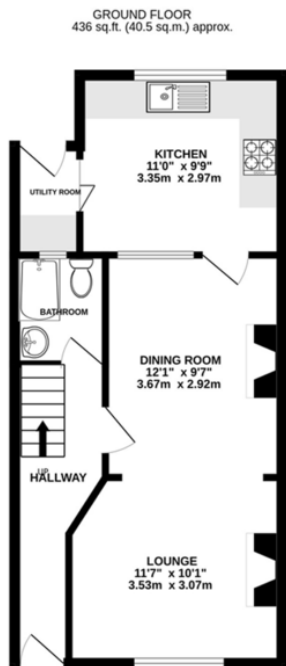
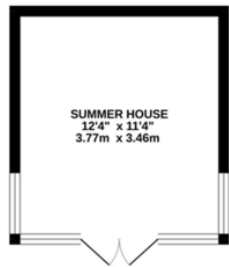
DESCRIPTION

Upon entering, you are greeted by a welcoming entrance hallway that leads directly into the open-plan lounge and dining area. The front-facing lounge enjoys plenty of natural light and features a charming open fireplace, perfect for creating a warm and inviting atmosphere. The dining area is seamlessly connected, offering a flexible space for entertaining or relaxing. Under the stairs, the well-appointed family bathroom includes a bath with an overhead shower. The spacious kitchen, located at the rear of the property, provides ample space for both cooking and dining. Its large windows offer views of the garden, allowing plenty of light to fill the room. A small utility area is conveniently tucked away, providing additional storage and workspace. Upstairs, the first-floor hosts three bedrooms, two of which are generously proportioned, with the second bedroom benefiting from built-in wardrobes, offering plenty of storage. On the second floor, the loft room is a bright and airy space, enhanced by roof light windows and complemented by a small cloakroom. With ample eaves storage, this room provides flexibility for various uses.

GARDEN AND GROUNDS

The rear garden is a tranquil retreat, thoughtfully designed with an abundance of plants and greenery that surround a gravel bed. A charming climbing wisteria adds a splash of seasonal colour, while a path meanders through the garden, leading to a circular patio area-perfect for outdoor seating. At the far end of the garden, you'll find a large sunroom, an inviting space to enjoy the peaceful surroundings throughout the year. The garden feels wonderfully secluded, offering privacy and an idyllic escape from the bustle of daily life. Whilst, to the front of the property there is a designated parking space for one vehicle.





TOTAL FLOOR AREA: 1005 sq.ft. (93.3 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		84 B
69-80	C		
55-68	D	61 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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