



Character two double bedroom mid terrace cottage situated in the highly popular estuary town of Topsham with easy access to all amenities. The property is in need of modernisation and features; two reception rooms, downstairs bathroom, kitchen, and on the first floor are two good sized bedrooms. To the rear of the property is a same courtyard garden with a gated right of way access to the front. The property will be sold Chain Free.

Denver Road
Topsham £220,000

East of 

Denver Road Topsham £220,000

Character mid terrace cottage | Two double bedrooms | Two reception rooms | Downstair bathroom | Kitchen | Enclosed courtyard garden | In need of modernisation | Good access to all amenities

PROPERTY DETAILS:

APPROACH

Part glazed front door to living room.

LIVING ROOM

Spacious room with window to front aspect with deep sill. Stone facia fireplace with stone hearth and inset gas fire. TV and telephone points. Door to understair cupboard. Internal window to dining room. Door to inner hallway and further door to stairs.

INNER HALLWAY

Inner hallway with folding door to dining room, and doors to bathroom and kitchen. Ceiling window.

DINING ROOM

Further good sized room with wall lighting and built-in cupboard and shelving.

BATHROOM

Fully tiled bathroom with coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround with electric shower over. Wall mounted electric heater. Electric ladder style towel rail. Ceiling window.

KITCHEN

Window to rear access with outlook over the courtyard and glass panel door to garden. Fitted kitchen with range of base and wall units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral eye-level electric oven and gas hob with extractor hood over. Integral washer/dryer. Wall mounted gas fired water heater. Wood effect laminate floor. Fully tiled walls.

FIRST FLOOR

STAIRS/LANDING

Stairs from living room to small first floor landing with sliding door to bedroom 1 and door to bedroom 2. Hatch to loft space.

BEDROOM 1

Spacious L-shape double bedroom with window to front aspect. Range of built-in wardrobes with overhead cupboards.

BEDROOM 2

Further good sized double bedroom with some height restrictions. Window to rear aspect.

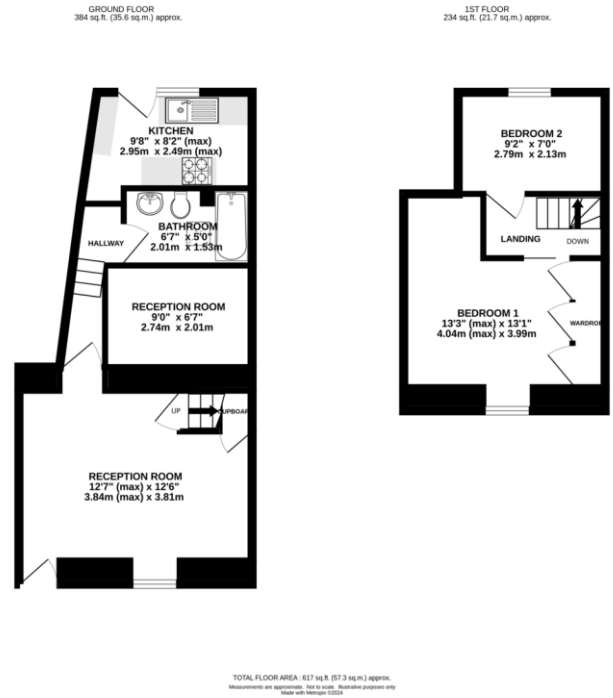
OUTSIDE

REAR GARDEN

Small enclosed paved courtyard garden with fitted garden shed.

AGENTS NOTES:

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		85
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)	33	
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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