



East of 
ESTATE AGENTS

The Shrubby
Topsham OIEO £900,000

The Shrubby

Topsham OIEO £900,000

A stunning six-bedroom fine and elegant period residence, located within a central position in the much sought after town of Topsham. A vibrant and bustling community offering wonderful boutique shops, a train station located just a short walk from the property, doctors' surgery, primary school and several highly regarded pubs and restaurants also within a picturesque setting of this waterfront location along The River Exe. This period townhouse is a rare find, offering the perfect blend of timeless character and contemporary convenience in one of Devon's most desirable towns.

Elegant Period Residence | Spacious Victorian Proportions with High Ceilings Throughout | 6 Bedrooms | 2 Large Ground Floor Reception Rooms | Open Plan Kitchen Diner | 2 Bathrooms | Walk in Dressing Room in Principle Suite | Ground Floor Office Space | Beautiful Rear Courtyard | Adjacent Off-Street Permit Parking |

DESCRIPTION

This family home on The Shrubby is an impressive double-fronted period townhouse which has been beautifully styled throughout to showcase a subtle blend of fine elegance of its period and modern contemporary features. On entrance, the ground floor immediately strikes you with stylish tiled flooring extending throughout the space. Doors to all principal ground floor rooms and a beautiful staircase rising to the first floor. To the front of the property are two sizable reception rooms boasting classic attractive features, including working cast-iron fireplaces and bay windows that fill the rooms with natural light. From the sitting room, double doors open into a versatile study space which offers multifunctional uses, with double doors leading to the courtyard garden. The ground floor also features a cloakroom. The spacious open-plan kitchen diner contains a range of shaker style wall and base units with luxury Calacatta stone quartz worktops and an integrated Belstone sink with a brass mixer tap over.



Integrated appliances include a double eye-level oven with a separate 5 ring induction hob and extractor hood. The kitchen diner flows into the utility space which provides further integrated storage units, along with space for appliances, including an American style fridge freezer, a washing machine and tumble dryer. This room also enjoys windows to the side aspects and doors leading out to the courtyard garden. This outdoor area offers an afternoon suntrap with superb lighting, a living wall, and ample space for entertaining or maintaining potted plants. Stairs rise to the first-floor landing which accommodates three of the bedrooms, one being the elegant principal bedroom with feature wood panelled wall with hidden door accessing a large desirable walk-in dressing room providing ample space for hanging robes. The other two bedrooms on this floor are also generous doubles with period fireplaces, with one benefitting from a built-in wardrobe. There is also a stylish bathroom and a separate WC. A further staircase rises to the second floor. The second floor provides three further double bedrooms, all with generous head height, one with ample eaves storage and in-keeping with the period character of the home. A modern shower room serves this floor, adding to its functionality. The house benefits from a large loft storage area which extends over the top floor

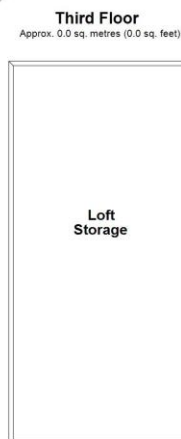
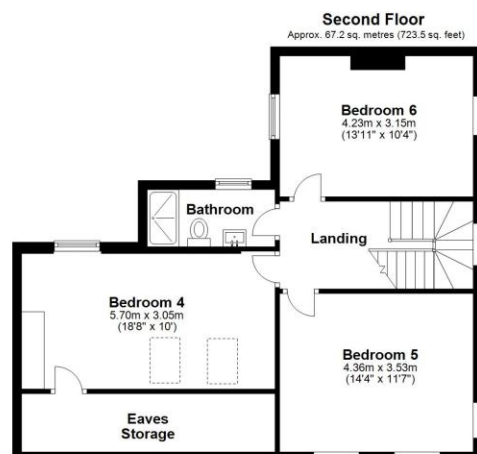
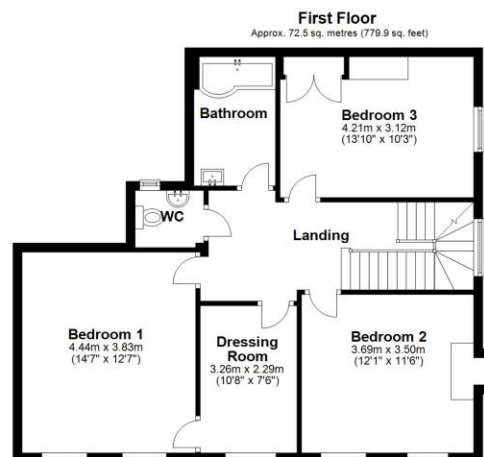
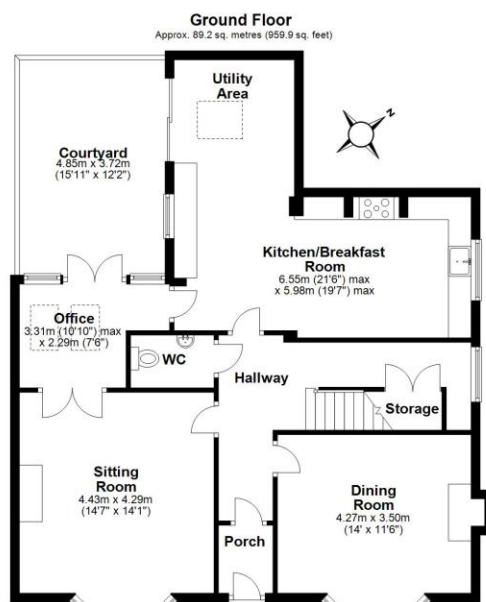
GARDENS

Outside the property enjoys charming level gardens to the front enclosed by Victorian railings offering excellent space for planting, hosting shrubs and a lawned area for children to play. The rear courtyard is a highlight, offering a well-lit and beautifully designed area perfect for seating, dining, and entertaining.

PARKING

Conveniently situated at the end of The Shrubbery, adjacent to Holman Way where residents parking permits can be used for parking next to the property. This period townhouse is a rare find, offering the perfect blend of timeless character and contemporary convenience in one of Devon's most desirable towns.





Total area: approx. 228.8 sq. metres (2463.3 sq. feet)

Please note: This floorplan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

Registered in England no. 07121967