



East of 
ESTATE AGENTS

Globefield

Topsham OIEO £550,000

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This exceptional semi-detached home enjoys a prime corner plot position in the very heart of Topsham. Perfectly situated just a short, level stroll from the vibrant shops, cafés, and amenities of this sought-after town, the property provides an enviable lifestyle with everything on your doorstep. Boasting generous off-road parking for up to three cars—a rare find in such a central location—this delightful home features three well-proportioned bedrooms, plus the added bonus of a versatile loft conversion. With its blend of character, space, and practicality, this is a fantastic opportunity to secure a wonderful home in one of Topsham's most desirable settings.

Semi-detached | Three Bedrooms | Kitchen/ Diner | Loft Storage | Sitting Room | Garden | Large Garden shed | Sought after location | Corner Plot | Off Road parking

DESCRIPTION

This family home occupies a superb corner plot, providing fantastic potential for extension (subject to the necessary consents), making it an exciting prospect for those looking to personalise and expand their own living space. The property currently benefits from off-road parking for three vehicles, with additional scope to increase parking if desired.

Inside, the accommodation is both well-proportioned and thoughtfully laid out. The stylish kitchen/diner opens directly onto the garden, creating a wonderful space for entertaining and family life.

A welcoming sitting room provides a cosy retreat, while the upper floors boast three generously sized bedrooms, a modern family bathroom, and a well-executed loft conversion compliant with building regulations for storage and various ancillary purposes.



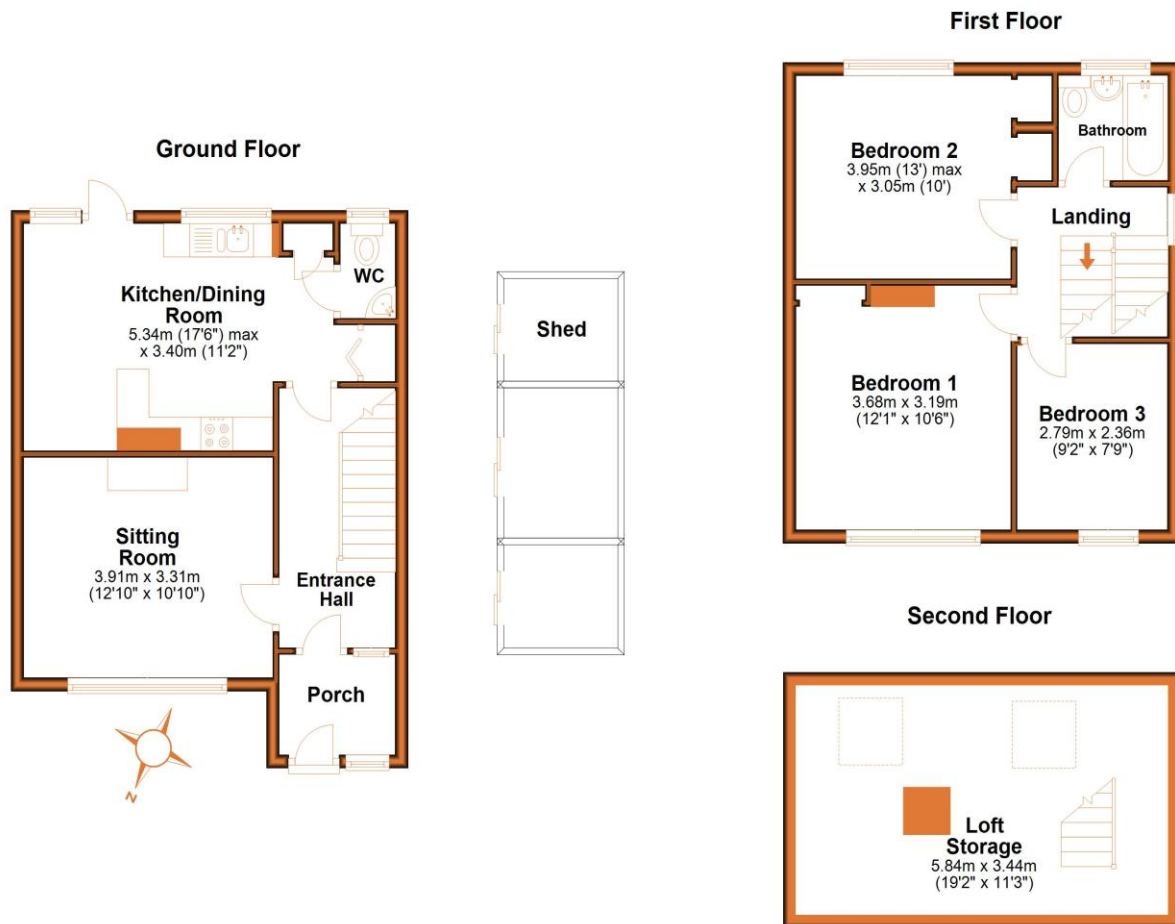
With its enviable location, excellent layout, and exciting potential, this is a fantastic opportunity to secure a beautiful home in one of Topsham's most desirable locations. Located just a short walk from Topsham's bustling high street, this home enjoys a peaceful setting while offering excellent connectivity, with a nearby train station and two convenient bus routes providing easy access to local amenities.

GARDEN AND GROUNDS

The beautifully maintained gardens wrap around three sides of the property, framed by elegant landscaped box hedging to the front and side, the gardens create a welcoming and private feel. The front and side areas are predominantly laid to shingle, with a wonderful variety of well planted shrubs including acer, palm and various grasses

To the rear, accessed via a single French door from the kitchen, lies a well-designed, level garden. This space has been carefully arranged to accommodate a dedicated vegetable-growing area, perfect for those with a passion for homegrown produce. A charming patio provides an ideal spot for outdoor dining and relaxation, while three excellent outbuildings, all fitted with power, add incredible practicality. Currently utilised as a utility room, shed, and workshop, these spaces offer fantastic flexibility to suit a variety of needs, whether for hobbies, storage, or additional workspace.





Total area: approx. 100.9 sq. metres (1086.2 sq. feet)

10 Globefield, Topsham

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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