



East of 
ESTATE AGENTS

Orchard Way
Topsham £550,000

Orchard Way

Topsham £550,000

This beautifully presented three-bedroom semi-detached home is situated in a highly sought-after location in the heart of Topsham. Offering stylish interiors and well-proportioned living spaces, the property provides a seamless blend of comfort and practicality. With an inviting open-plan kitchen and dining area, a spacious lounge, and a bright conservatory overlooking a charming garden, this home is ideal for those seeking both elegance and convenience.

Semi-Detached Home | Three Bedrooms with Master Ensuite | Open Plan Kitchen Diner | Spacious Lounge | Family Bathroom | Downstairs Cloak Room | Conservatory | Delightful Rear Garden | Garage and Parking |

LOCATION

This home is ideally positioned in the heart of Topsham, just a short and level stroll from the town centre. The Estuary League of Friends, Topsham School, and the scenic estuary walks are all within easy reach. The town benefits from excellent transport links, with regular bus services and a train station only minutes away. Topsham is renowned for its vibrant café culture, independent shops, and exceptional dining options, from cosy riverside pubs to award-winning restaurants. The popular Darts Farm, a renowned shopping village offering local produce, artisan goods, and boutique shopping, is just a short drive away, adding to the area's charm and convenience.



DESCRIPTION

Upon entering, a welcoming hallway leads alongside a cloakroom fitted with a white WC and hand basin. A glazed door opens into the spacious open-plan kitchen-diner, where the staircase elegantly integrates with the dining area. The kitchen features solid wood 'shaker'-style wall and base units, a dark granite-effect worktop, a ceramic hob, and a white ceramic bowl-and-a-half drainer sink, complemented by cream wall tiles. Built-in appliances, including a tall larder unit and stacking fridge freezer, ensure a streamlined finish.

Beyond the dining area, another glazed door leads to the generous lounge, centered around a decorative electric fire with an ornate white mantelpiece and marble hearth. French doors open into the conservatory, a light-filled retreat that offers peaceful views of the secluded garden.

Upstairs, three well-proportioned bedrooms all benefit from built-in wardrobes. The principal bedroom enjoys an ensuite with a shower, WC, and basin. The family bathroom is beautifully appointed with a large walk-in shower, a white vanity unit incorporating a WC and basin, and a tasteful combination of soft blue walls and white metro tiles.

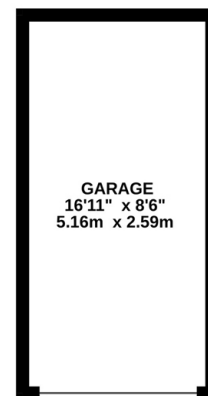
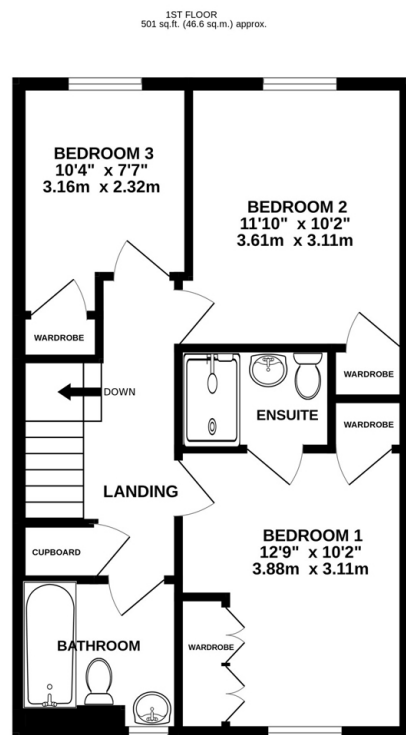
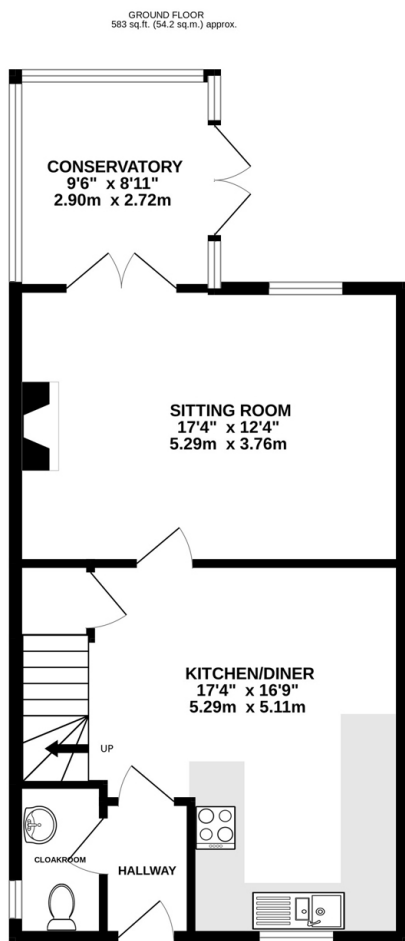


GARDEN AND GROUNDS

The rear garden has been thoughtfully designed for ease of maintenance, with a paved layout complemented by well-established flowerbeds brimming with mature plants. A garden bench provides the perfect spot to appreciate the tranquillity. A gate at the rear offers access to the communal gated parking area, where a garage with an allocated parking space is located.

The front garden is neatly set behind a low brick wall with iron railings, laid with gravel for a tidy and elegant appearance. A further bench provides a charming space to sit and watch the world go by.





TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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 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