



Located in the historic town of Topsham, is this delightful one-bedroom (Potential to be three bedroom) cottage with beautiful rear garden, offering a fantastic opportunity for CASH BUYERS only seeking a project with great potential.

Topsham  
£250,000

East of **EXE**



# Topsham £250,000

NO CHAIN | Mid Terraced Cottage | 2 Bedrooms | Generous  
South Facing Garden | Living/Dining Room | 3 Storey Property

## DESCRIPTION

**\*\* CASH BUYERS ONLY \*\*** Coming to the market for the first time in nearly 55 years, this charming & characterful Topsham cottage, located in the historic town of Topsham, offers a rare opportunity to own a piece of the town's rich history. Set over three floors, the property provides exciting potential for renovation and enhancement, making it an ideal project for those seeking to create a beautiful period home.

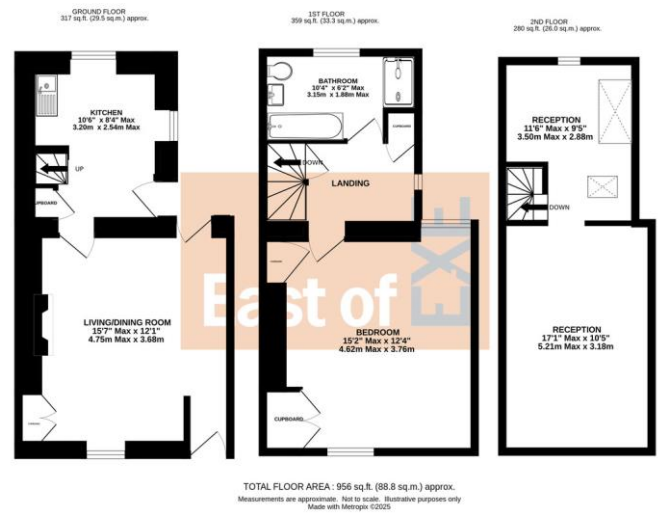
The ground floor features a spacious reception room and a kitchen with direct access to the picturesque rear gardens. From the kitchen, stairs lead to the first-floor landing, where you will find a generously sized double bedroom and a family shower room. A further staircase ascends to the second floor, which currently comprises two additional rooms that, subject to the necessary work, could be transformed into second and third bedrooms.

## LOCATION

Nestled in the heart of Topsham, in a charming and sought-after location that perfectly captures the town's historic character and vibrant community atmosphere. This picturesque street is lined with characterful period homes, many of which date back centuries, reflecting Topsham's rich maritime heritage. Just a short stroll away, you'll find Topsham's bustling high street, offering an array of independent shops, artisan cafés, traditional pubs, and excellent restaurants. The River Exe waterfront is also within easy reach, providing scenic walks, sailing opportunities, and breath-taking views across the estuary. Topsham benefits from strong transport links, with a local railway station offering regular services to Exeter St David's and Exmouth, as well as convenient road access to the M5 and Exeter city centre. The area is also well-served by highly regarded schools, making it a desirable choice for families. With its charming setting, vibrant amenities, and excellent connectivity, the town offers an idyllic balance of coastal town charm and modern convenience, making it one of East Devon's most sought-after locations.

## GARDEN

The pretty cottage southerly-facing garden, enclosed by fence and wall features a small paved area, bordered lawn and a pathway leading to a wooden shed for storage.



## IMPORTANT INFORMATION

- A survey has been carried out, but we do not have access to its content. However, we understand that significant works are required.
- We understand the property is subject to a small flying freehold.
- The property is not mortgageable, for various reasons including legal irregularities. Please contact for further information. Please be assured all finance options have been exhausted. This is a CASH BUY only.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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