



East of   
ESTATE AGENTS

Retreat Road  
Topsham £590,000



# Retreat Road

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This beautifully presented Victorian mid-terrace property offers a blend of period charm and modern living. The home boasts four well-proportioned bedrooms, including a loft conversion with an en-suite and stunning views across the River Exe estuary. On the ground floor, a welcoming hallway leads to a bright lounge with a bay window and a wood-burning stove, flowing into an impressive kitchen-diner with skylights and bi-fold doors opening onto the garden. The property features engineered wood flooring throughout the ground floor and enjoys ample natural light. A large garage and an additional parking space completes this exceptional family home.

Period Mid-Terrace | Extended open planned Kitchen  
Diner | Charming Front Lounge | Four Bedrooms |  
Two Bathrooms | Fantastic Estuary Views | Rear  
Garden | Large Garage | Parking |

## LOCATION

Nestled in a sought-after area of Topsham, this property enjoys a prime position on a quiet residential street. Retreat Road offers easy access to the nearby estuary and recreational grounds, perfect for leisurely walks along the waterfront. The town centre, with its charming shops, cafes, and restaurants, is within comfortable walking distance, making everyday conveniences easily accessible. For those commuting or exploring further afield, the property benefits from excellent transport links, with easy access to Exeter, Exmouth, and the surrounding countryside.

## DESCRIPTION

This charming Victorian mid-terrace property offers a thoughtfully designed and meticulously maintained living space, blending period features with contemporary comfort. Upon entering, the hallway welcomes you with a sense of warmth and space, leading into the front lounge where a large bay window allows light to flood the room.





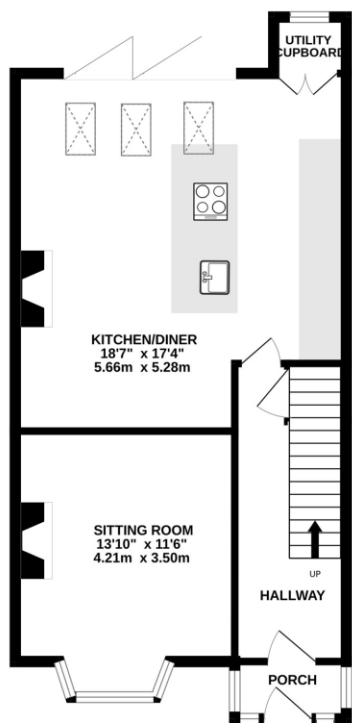
The centrepiece is a wood-burning stove set into the original fireplace, perfect for creating a cosy atmosphere. Beyond, the property opens into a modern kitchen-diner, where the heart of the home is an elegant central island, beautifully wrapped in wood and fitted with a ceramic sink and induction hob. The sleek white cabinetry is complemented by integrated appliances including an oven and microwave. Skylight windows above the dining area bring in extra light, while bi-fold doors open onto the rear garden, creating a seamless indoor-outdoor living experience. On the first floor, two generous double bedrooms offer built-in wardrobes, with the rear room benefiting from views over the garden and estuary. Another bedroom and a modern family bathroom complete this level. The second-floor loft conversion offers a tranquil retreat, featuring an en-suite bathroom with a free-standing bath and panoramic views across the estuary towards Haldon Hills from a set of French doors and Juliette balcony. As well as all of this, the top floor benefits from plentiful eaves storage.

### GARDEN AND GROUNDS

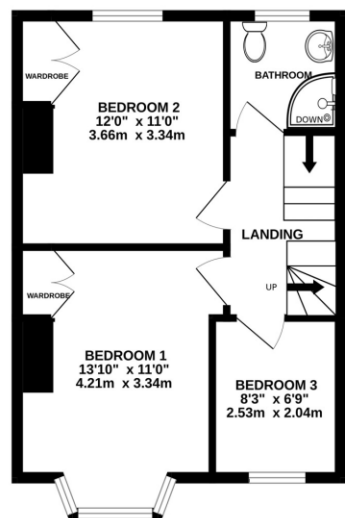
The rear garden is a peaceful sanctuary, accessed via bi-fold doors from the kitchen-diner. The slate paved patio stretches along the rear of the house, perfect for outdoor seating, and leads onto a lawn bordered by flower beds. The garden gently steps down to a pedestrian pathway providing access to the large garage, which is located at the rear of the property. The garage and an additional parking space behind are accessible via a rear access lane, with pedestrian access from the end of the terrace.



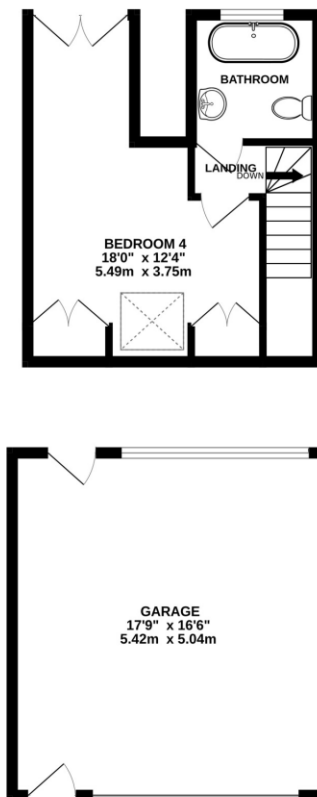
GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



2ND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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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 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		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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