



East of **EXE**
ESTATE AGENTS

Majorfield Road
Topsham £325,000

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This charming period property is nestled in the heart of Topsham, offering a blend of character features and modern convenience. With two generous bedrooms, a welcoming sitting room, and a well-appointed kitchen, the home provides comfortable living in a sought-after location.

Period Mid-Terrace | Two Bedroom | Sitting Room | Dining Room | Kitchen | Bathroom | Secluded Rear Garden | Central Location |

DESCRIPTION

The property opens to a small entrance hallway, with stairs rising to the first floor and a convenient storage cupboard beneath. To the right, the sitting room enjoys views over the quiet pedestrian street, with a central open fireplace featuring a decorative tiled hearth and surround. Adjacent to the sitting room, the dining room provides a pleasant outlook onto the rear garden and offers direct access to the kitchen.

The kitchen is fitted with light cream shaker-style wall and base units, complemented by a wood-effect worktop. An inset double-drainer sink sits below a glazed window, while an integrated electric hob with oven below provides practical functionality. A glazed door leads directly to the rear garden, creating a seamless connection between indoor and outdoor spaces.

On the first floor, two well-proportioned bedrooms retain their original character, each featuring a cast iron fireplace. The front-facing bedroom overlooks the peaceful street, while the rear bedroom enjoys elevated views over the



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garden, the Methodist church, and the surrounding rooftops. The bathroom is fitted with a white suite, including a separate bath and shower cubicle. An airing cupboard in the corner houses the boiler and hot water cylinder, providing useful storage and utility space.

GARDEN & GROUNDS

The rear garden is designed for ease of maintenance, with a paved surface and two raised beds along the side. A washing line is positioned for practical use, and two storage sheds provide ample space for tools and outdoor equipment. The garden offers a private retreat in this central location.

LOCATION

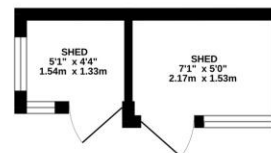
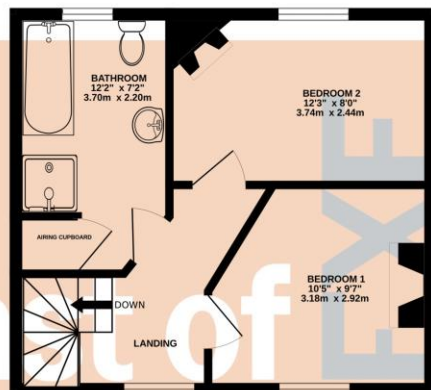
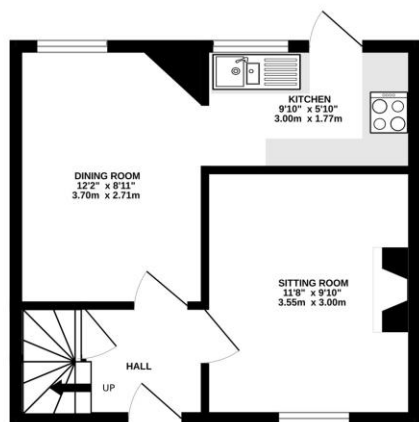
Situated in the heart of Topsham, the property enjoys immediate access to the town's vibrant amenities while retaining a sense of tranquility. Just a short stroll away, Fore Street presents an array of independent shops, cafes, and restaurants. The town centre is within easy walking distance, offering convenient access to essential services, including a doctor's surgery and local businesses.

Topsham's picturesque quay and riverside are nearby, providing scenic walks and access to water-based activities. The train station is within easy reach, offering direct connections to Exeter and beyond, while excellent road links make for straightforward travel throughout the region. This historic estuary town is known for its welcoming community, rich heritage, and stunning natural surroundings, making it an attractive and well-connected place to call home.



GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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EPC await

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



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