



East of   
ESTATE AGENTS

Tappers Close  
Topsham £450,000

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This charming three-bedroom mid-terrace home is situated in a highly desirable area, offering a well-balanced blend of comfort and practicality. The property boasts an open-plan lounge and dining area, a conservatory, and a thoughtfully designed kitchen.

Mid Terraced Home | Three Bedrooms | Open Plan Lounge Diner | Rear Conservatory with Cloakroom | Kitchen | Family Bathroom | Front & Rear Garden | Central Location |

## DESCRIPTION

Upon entering the property, a welcoming hallway leads to the open-plan lounge and dining area. The lounge, positioned at the front, benefits from a large window that fills the space with natural light and features a gas inset fireplace with a terracotta-tiled hearth and wooden mantle. The dining area, located at the rear, seamlessly connects to the conservatory through a pair of wooden-framed glazed doors. The conservatory, offering additional living space, has a cloakroom with a basin and WC and provides access to the rear garden. The kitchen is arranged in a practical U-shape, fitted with light wood wall and base units, complemented by a white speckled granite-effect worktop. A white ceramic drainer sink is inset below the window, alongside a gas hob with an oven beneath. The first-floor accommodation comprises three bedrooms, two of which are generously proportioned with built-in wardrobes. The main bedroom enjoys views over the front garden, while the second bedroom overlooks the rear garden. The third bedroom, also front-facing, is a versatile space. The family bathroom is fitted with a white suite, including a bath with shower over, a WC, and a basin, with a wooden bath side panel and white tiled walls.



## GARDEN AND GROUNDS

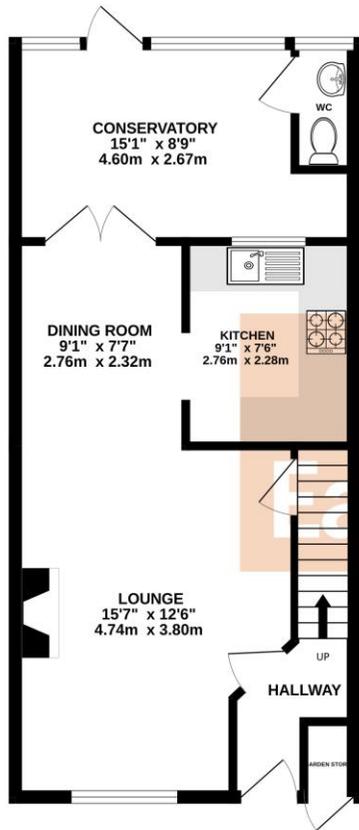
The front garden is neatly presented with manicured bushes and well-stocked flowering beds. A small storage cupboard is conveniently positioned beside the front door. The rear garden is designed for ease of maintenance, primarily laid with gravel. A raised planting bed, bordered by wooden sleepers, provides a focal point and adds a touch of greenery to the space.

## LOCATION

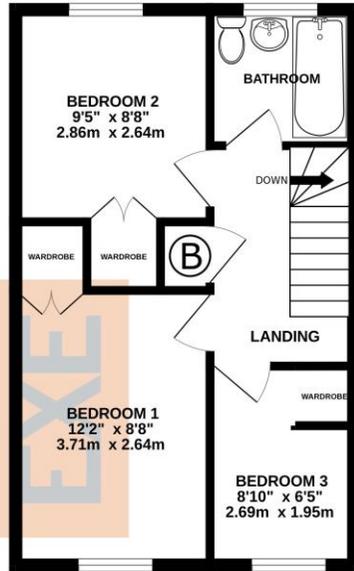
This home is superbly positioned within easy reach of Topsham's vibrant town centre, renowned for its array of independent shops, cafes, and restaurants. The picturesque quayside, a short walk away, offers scenic riverside views and access to walking and cycling routes. The train station provides convenient rail links to Exeter, Exmouth, and beyond, while nearby road connections allow for easy access to the city of Exeter and the coastal town of Exmouth. The property is also well-placed for local amenities, including a doctor's surgery and a range of essential services. Nearby Darts Farm Village offers a popular destination for locally sourced produce, homeware, and outdoor pursuits, adding to the appeal of this well-connected location.



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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