



White Street
Topsham OIEO £700,000

East of EXE
ESTATE AGENTS

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Beautifully renovated throughout, this elegant semi-detached period cottage blends contemporary living with classic Topsham charm. The ground floor features a modern kitchen with bi-fold doors opening onto a south-facing garden and a large bright sitting/dining room with wood burner. Upstairs offers three double bedrooms, including a en-suite and family bathroom. Outside is a sunny rear garden with patio, lawn along with useful outbuilding currently used as a utility and storage. Rare benefit of generous off-street parking. Ideally located on one of Topsham's most sought-after streets, just minutes from the estuary, pubs and local amenities.

Fully Modernised Throughout | Semi Detached | Large Parking Space | Three Double Bedrooms | Open Plan Kitchen/Dining/Living space | Downstairs Cloakroom | Ensuite and Family Bathroom | Pretty, Rear Level Garden | Outbuilding with Utility and Storage | Sought After Location

DESCRIPTION

This elegantly presented cottage has been beautifully and thoughtfully renovated throughout by the current owners offering a perfect blend of contemporary living throughout with all the charm of a period Topsham cottage. An entrance porch leads you straight into the modern kitchen which is fitted with contemporary units, engineered oak flooring throughout the ground floor and large bi-fold doors open straight out onto the pretty south-facing garden, seamlessly blending indoor and outdoor living. From the kitchen the open door way leads through to the impressive living/dining room which has windows to two sides giving an abundance of natural light and provides an ideal setting for both relaxing and entertaining. Completing the ground floor is a downstairs cloakroom and useful under-stairs storage.

Upstairs, the property offers three generous double bedrooms, including a master en-suite, alongside a stylish family bathroom.

Outside, the south-facing level garden enjoys a sunny patio area, area of lawn, and attractively planted borders, creating a lovely space for outdoor dining and



relaxation. There is also a useful outbuilding, partially enclosed and currently used for storage and utility purposes, with the remaining section open.

A standout feature of the property is the unusually large parking area located to the side of the cottage, providing excellent off-street parking for one vehicle. Situated on one of Topsham's most sought-after streets, the property is just minutes from the estuary, popular pubs, and a range of local amenities, making it an ideal home in a highly desirable location.

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. 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.

AGENTS NOTES

Tenure: Freehold
Council Tax Band: D
Council: Exeter City Council
Parking: Parking for 1 Vehicle
Garden: Rear Garden
Electricity: Mains
Heating: Mains Gas Boiler
Water supply: Mains
Sewerage: Mains
Broadband: Full Fibre Broadband available with upto 1600mbps download and 115 mbps upload
Mobile Signal: Several networks currently showing as available at the property including EE and 02

This property is owned by a member of the East Of Exe team.



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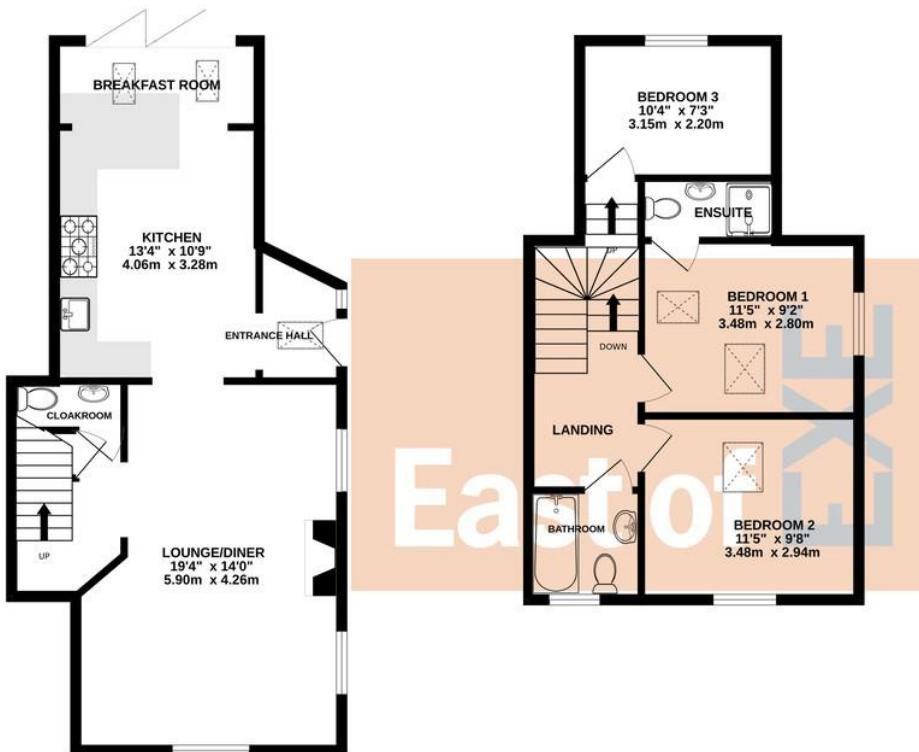
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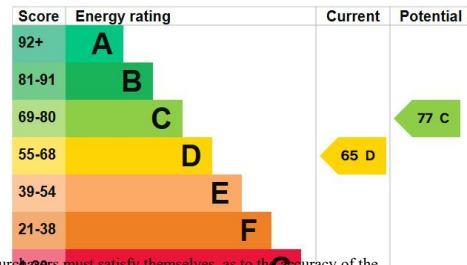
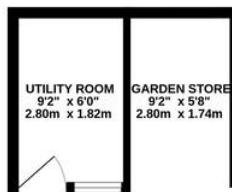
GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



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TOTAL FLOOR AREA: 955 sq.ft. (88.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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