



East of 
ESTATE AGENTS

Carrick Mill
Topsham £650,000

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An outstanding three-bedroom detached home, built by Strongvox to exacting standards, offering an A-rated energy performance. Rarely available, this beautifully presented property combines the character of a traditional thatched roof with the benefits of a modern build. Set within a thoughtfully designed development where houses of individual style surround a landscaped central park, this home enjoys open outlooks, exceptional presentation, and a location that provides both tranquillity and excellent connectivity.

Detached | Three Bedrooms | Open Plan Kitchen Diner | Spacious Lounge | Family Bathroom | Cloakroom | Covered Veranda | Beautiful South Facing Garden | Garage And Parking | 'A' Rated EPC

DESCRIPTION

Approached through a neatly planted front garden, the property is entered via a covered storm porch into a welcoming hallway, where a cloakroom is conveniently placed. From here, the layout unfolds with an emphasis on light and flow. The kitchen and dining room are arranged in a generous open-plan style. The kitchen is fitted with a timeless grey shaker design, complemented by white marble-effect worktops and integrated appliances, including a double eye-level oven. A window above the sink enjoys views across the green park to the front, while the dining area to the rear opens through bi-fold doors directly into the garden. An under-stairs cupboard provides practical storage. Opposite, the sitting room is a spacious, dual-aspect room with a large window to the front overlooking the park and French doors to the rear patio and garden. At its heart sits a modern decorative electric fire, giving warmth and a central focal point.

Upstairs are three well-proportioned bedrooms. The principal bedroom is fitted with built-in mirrored wardrobes and enjoys a stylish en suite with a large shower, vanity basin, and modern tiling in soft grey tones. The second bedroom also includes fitted mirrored wardrobes, while the third is a comfortable and versatile room. A contemporary family bathroom completes the accommodation, featuring a bath with shower above,



wall-mounted basin, and w.c. The property is finished throughout to a very high standard, combining character and comfort with exceptional energy efficiency.

GARDEN AND GROUNDS

The rear garden is a particularly attractive feature of the property, enjoying a sought-after southerly aspect. Beautifully landscaped, it is filled with mature shrubs, flowering plants, and colourful borders. A wide patio runs across the back of the house, partially sheltered by a veranda fitted with electric blinds, creating an inviting space that connects seamlessly with the interior. A central pathway extends down the garden to a summer house, which is both insulated and supplied with electricity, enabling use in all seasons. The garden is enclosed and private, with side access as well as a rear gate leading to the garage and parking area. The design of the outdoor space balances practicality with careful planting and detail, creating a garden of genuine charm and year-round appeal.

LOCATION

The property enjoys a highly convenient setting, positioned off Newcourt Road and within comfortable walking distance of Topsham's historic centre. Topsham is widely regarded as one of the most desirable places to live in Devon, offering a unique mix of independent shops, boutiques, cafés, and restaurants, alongside a strong sense of community. The town also benefits from a railway station with regular services to Exeter and Exmouth, enhancing its accessibility. The Exe Estuary, a haven for wildlife and water-based activities, lies close by, while the award-winning Darts Farm Village provides outstanding local produce, farm shops, and leisure facilities. Exeter's city centre is within easy reach, with its extensive range of shopping, cultural attractions, and mainline rail connections, while the coastline at Exmouth offers sandy beaches and coastal walks.

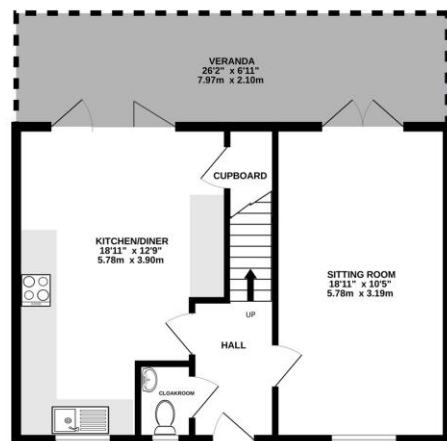
This property combines the peaceful charm of a beautifully designed development with the convenience of excellent local amenities, transport links, and leisure opportunities, making its location particularly appealing.

AGENTS NOTES

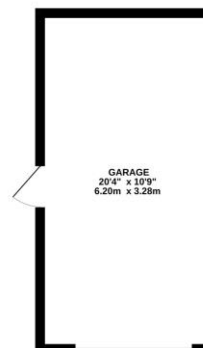
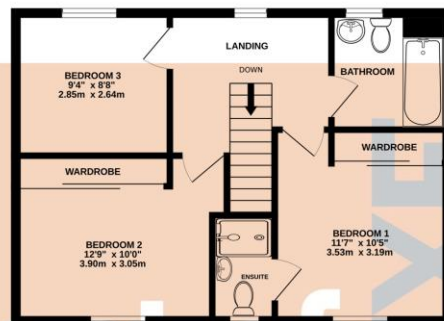
This property is Freehold
Exeter City Council
Council Band 'E'



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



East of Exe

TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A	105 A	106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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

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