



East of 
ESTATE AGENTS

Follett Road
Topsham £395,000

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Nestled in a highly sought-after location in the heart of Topsham, this mid-terraced Grade 2 character cottage offers the perfect blend of period charm and modern convenience. A short stroll from the river and a range of excellent local amenities, this beautifully presented home is ideal for those downsizing, investment or first-time buyers. The property features 2 well-proportioned bedrooms, a modern kitchen, and a cosy living space enhanced by exposed beams. Outside is a private rear courtyard with useful side access to the front.

Terraced Grade 2 Listed Cottage | Two Bedrooms |
Plenty Of Character | Large Sitting/Dining Room |
Kitchen | Family Bathroom | Rear Courtyard | Side
Access | Sought After Location |

APPROACH

Part glazed front door to living/dining room.

LIVING/DINING ROOM

A welcoming, characterful room with a front-facing window set into a deep sill, with inset storage. Exposed ceiling timbers add charm and warmth, complimented by soft wall lighting. The stripped wooden floor brings a rustic feel, while the beautiful feature fireplace with its wood-burning stove set on a granite hearth creates a cosy heart to the room. A handy corner cupboard provides storage, and glass-panelled doors lead through to the kitchen and stairway, enhancing the cottage character.

KITCHEN

A bright and inviting kitchen designed with both charm and practicality in mind. Fitted with a good range of Shaker-style units in a soft cream finish, the space is complemented by sleek granite work surfaces and a solid wood breakfast bar that adds warmth and rustic character. Integrated appliances include a Bosch combi oven/microwave, with further provision for a gas hob, electric oven, under-counter fridge, and washing machine. Natural light pours in through the large Velux ceiling



window and glazed French doors, which open directly onto the garden and create an airy, cottage-style feel. The wood flooring completes the space with a touch of country elegance.

FIRST FLOOR LANDING

A charming landing area beautifully blends character and practicality, showcasing exposed wooden floorboards and rustic original doors that add warmth and period appeal. A window to the rear allows natural light to flood the stairwell, complimented by a window seat creating a welcoming and homely touch. The landing provides access to the bedrooms and shower room.

BEDROOM 1

This characterful double bedroom exudes charm with its exposed timber beams, vaulted ceiling and warm wooden flooring. A feature window with deep recess brings natural light, creating a bright and inviting atmosphere. The room is well-proportioned, comfortably accommodating a double bed alongside additional furnishings, while maintaining a cosy and homely feel.

BEDROOM 2

This elegant double bedroom combines period character with a calm, neutral decor. A feature fireplace provides a charming focal point. The room is filled with natural light from the front window. Warm wooden flooring and tasteful finishing touches complete this inviting space.

SHOWER ROOM

A modern shower room with a modern white suite comprising; a low level w.c., pedestal hand wash basin and glass sliding doors lead to a tiled corner shower enclosure with a mixer shower. The walls and floor are fully tiled. There is a window to the rear with a deep sill and obscure glass, and a modern chrome ladder style radiator.

REAR COURTYARD

The french doors from the kitchen lead out to a small courtyard garden area with a fitted timber storage shed and covered path with gate leading to front access.



AGENTS NOTES:

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: Non Domestic Rates Bill 25/26

Council: Exeter City Council

Parking: Permit On Street Parking

Garden: Rear Courtyard

Electricity: Mains

Gas: Mains

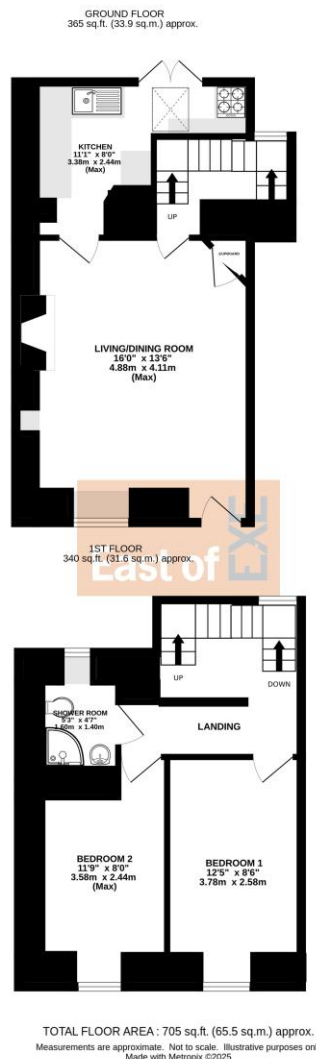
Heating: To Be Confirmed

Water supply: Mains

Sewerage: Mains

Broadband: Full Fibre Broadband with up to 1600mps download and 115mps upload

Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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