



Situated in a highly sought-after residential area of the picturesque estuary town of Topsham, this delightful ground floor flat offers convenient access to all local amenities. The property features a bright and airy L-shaped living/dining room with French doors opening onto a generous private garden, perfect for relaxing or entertaining. Two well-proportioned double bedrooms, this home combines comfort with a superb location. Offered for sale with no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Altamira
Topsham

£255,000

East of 
ESTATE AGENTS

Altamira, Topsham £255,000

Ground floor garden flat | Two double bedrooms | Spacious L-shape living/dining room | Kitchen | Bathroom | Gas central heating | Easy access to the town centre and train link | Wonderful estuary walks | Ideal first home or investment property | Chain Free

APPROACH

Upvc glass panel door to entrance lobby.

ENTRANCE LOBBY

Good sized entrance lobby with coat hanging space. Radiator. Door to living/dining room.

LIVING/DINING ROOM

Bright double aspect L-shape room with full height window to front aspect and French doors to rear opening onto the garden. Feature fireplace with brick fascia and open grate. Two radiators. TV and telephone points. Doorway to kitchen. Door to inner hallway.

KITCHEN

Upvc double glazed window to rear aspect with outlook over the garden. Range of base and wall units in cream finish. Roll-edge worktop with tiled surround and inset ceramic sink and drainer. Space for slot-in electric cooker. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Radiator. Wood effect laminate flooring. Wall mounted gas combi boiler.

INNER HALLWAY

Small inner hallway with doors leading to bedrooms and bathroom. Coat hanging space and door to deep under stair storage cupboard.

BEDROOM 1

Light and spacious double bedroom with large Upvc double glazed window to front aspect. Radiator. Telephone point.

BEDROOM 2

Further double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator. TV and telephone points.

BATHROOM

Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap with showerhead attachment. Radiator.

FRONT GARDEN

Two steps with handrail lead to shared pathway to No 19 and No20 and open front garden area laid to lawn.

REAR GARDEN

Generous sized westerly facing rear garden featuring: large paved patio area adjoins the rear of the property leading onto a lawn garden area edged with matures plants and shrubs. Path leading to a fitted garden shed.

AGENTS NOTES:

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

Tenure: Share of Freehold

Years Left Remaining:88

Maintenance charge: £670 Per Annum

Service Charge: £77 Per Annum

Management Company: Bradleys

Electricity: Mains

Heating: Mains Gas Boiler

Water: Mains

Sewerage: Mains

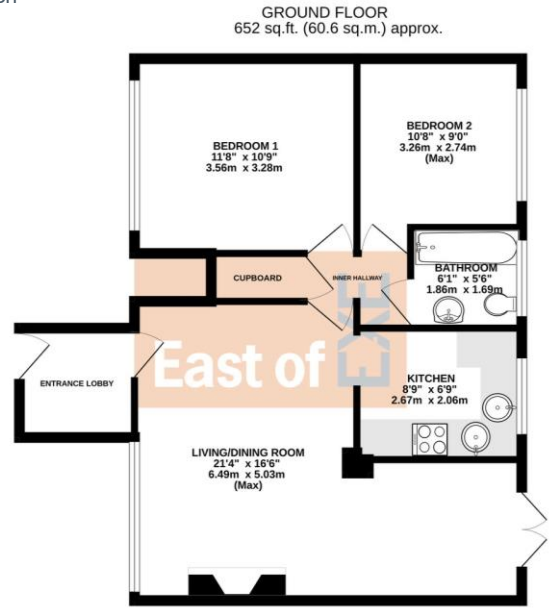
Council Tax Band: B

Council: Exeter City Council

Parking: Permit Parking

Broadband speed: Copper Broadband with up to 21 mbps download and 1mbps upload

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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