



East of 
ESTATE AGENTS

Tappers Close
Topsham £450,000

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This attractive and well-maintained three-bedroom mid-terrace property offers spacious accommodation, modern comforts, and a superb location just a short walk from the town centre. The home enjoys a peaceful setting while being close to excellent amenities, transport links, and close to the scenic riverside walks that make Topsham such a sought-after place to live.

Three Bedroom | Spacious Sitting/Dining Room | Kitchen | Downstairs Cloakroom | Family Bathroom | Off Road Parking | Enclosed Rear Garden | Good Transport Links |

DESCRIPTION

Upon entering the property, a welcoming entrance hall with space for coats and shoes, leading to the main reception areas and a useful downstairs cloakroom.

A generous and light-filled open-plan living and dining area, perfect for both relaxing and entertaining. Large front-facing windows flood the space with natural light, feature gas inset fireplace with tiled hearth, well-proportioned dimensions create a warm and inviting atmosphere. There is ample space for a family dining table and comfortable seating area, making it the true heart of the home. The dining area, located at the rear, has French doors and provides access to the rear garden.

Positioned to the rear of the property, the modern fitted kitchen is well equipped with a comprehensive range of wall and base units, work surfaces, stainless steel sink with mixer tap, electric over and hob and integrated extractor hood. Space for a fridge/freezer and plumbing for a washing machine and dishwasher. The layout provides excellent storage and preparation space, with direct access to the rear garden - ideal for summer dining or children playing outside.

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

To the front of the property is a private driveway providing off-road parking. Covered porchway with full height storage cupboard containing the gas and electricity meters. The low maintenance enclosed rear garden offers an attractive outdoor space, patio areas accessed via French doors, ideal for relaxing, entertaining, or al fresco dining. The garden is fully enclosed and enjoys a good degree of privacy.

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.

AGENT NOTES

Tenure: Freehold

Council Tax Band: D

Council: Exeter City Council

Parking: Driveway

Garden: Private rear

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water supply: Mains

Sewerage: Mains

Broadband: Full Fibre Broadband With 1800 MPS Download & 220MPS Upload

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-10	G		

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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