



East of **EXE**
ESTATE AGENTS

High Street
Topsham OIEO £300,000

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Welcome to your dream retreat in the charming town of Topsham! This beautifully designed 2-bedroom mid-terraced home seamlessly combines classic character with contemporary comforts. With major transport links just moments away, you'll enjoy the perfect balance of convenience and tranquillity. Step outside to discover a stunning, secluded rear garden, complete with a delightful summer house—ideal for relaxation or entertaining. Experience the best of both worlds in this inviting oasis!

Period Mid-Terraced Property | 2 Bedrooms | Lounge
| Cloakroom | Summer House | Secluded Rear
Garden | Walking Distance of Local Amenities |
Central Topsham Location |

LOCATION

This delightful 2-bedroom cottage is nestled in the picturesque town of Topsham, right on Topsham High Street. You'll have easy access to independent grocery shops, charming cafes, and unique retailers, making every outing a treat. A short stroll will take you to the beautiful estuary and Topsham Docks, perfect for leisurely walks. Plus, main transportation options, including train and bus services, are just a 5-minute walk away. This location truly offers the best of both convenience and charm!

DESCRIPTION

Step inside to a cosy living room that radiates warmth and charm, featuring a stunning fireplace, original cottage beams, and rustic wooden doors. The open living space houses a dining table, offering a flexible space for entertainment or even just relaxation. At the



rear, the cleverly designed kitchen showcases neutral cabinetry paired with inviting wooden worktops, making it the perfect space for culinary adventures. The kitchen features an in-built larder, for easy storage. Conveniently located on the ground floor is a handy WC. Ascend to the first floor, where you'll find two generously sized double bedrooms, complimented by a newly modernized family bathroom with an overhead shower as well as a separate bath. The property features multiple in-built cupboards at the top of the stairs as well as under the stairs.

GARDEN AND GROUNDS

The outdoor space is an entertainer's dream, featuring a large garden escape and a delightful summer house, which benefits from electrical power and insulation. The home features a beautiful rear garden with side gate access as well as a shed for storage or to house a washing machine and tumble dryer if required. There is large storage outbuilding space at the bottom of the garden with power that has the potential to be converted to additional living space STPP.

AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: C

Council: Exeter City Council

Parking: On Street Permit Parking

Garden: Pretty Rear Garden

Electricity: Mains

Gas: Mains

Heating: Mains

Water supply: Mains

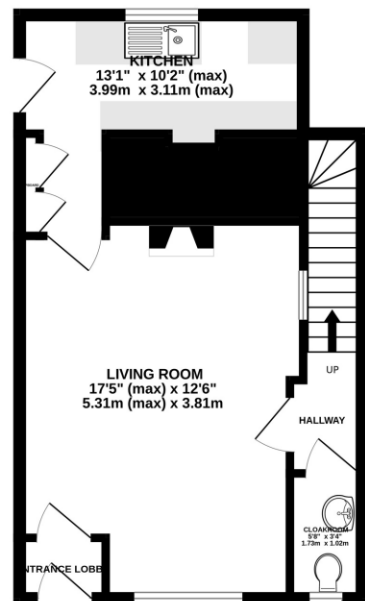
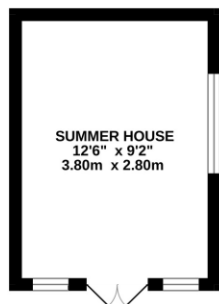
Sewerage: Mains

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

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

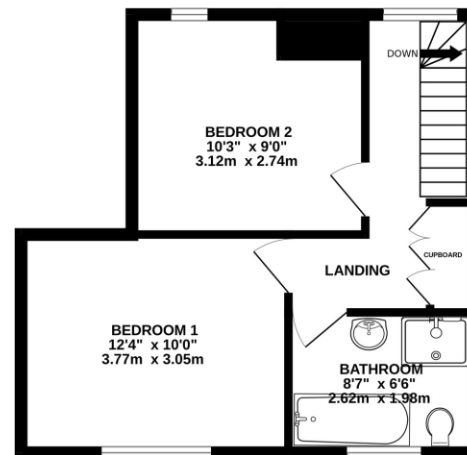


GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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



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