



Topsham Road, Exeter
, EX2 4RS

Offers Over £645,000



Topsham Road, Exeter

DESCRIPTION

* Offers over £645,000 * For sale is this immaculate, semi-detached house. This property is a one-of-a-kind find in a fantastic location, St Leonards is an extremely sought after location, just a short walk from the city centre. Boasting a spacious interior that belies its exterior, this property offers a unique living experience.

The property offers an impressive four bedrooms and two bathrooms, making it an ideal living space for both families and couples. The two reception rooms are a testament to the property's generous size and are perfect for entertaining guests or for quiet evenings in.

Further enhancing this property's appeal are its unique features. The open-plan design lends a contemporary vibe to the house while also maximising natural light and space. The recent renovations have only added to the property's charm, ensuring that the property is turn-key ready for the new owners.

For those who value outdoor space, the property comes with its own garden which is perfect for relaxing on sunny days. Parking will never be a problem with the added benefit of a private garage.

The property has an EPC rating of B, meaning it is energy-efficient and promises lower energy costs. It is in council tax band G.

The location of this property is second to none. It is close to public transport links, local amenities, schools, and parks. It is also near walking and cycling routes, perfect for those who enjoy an active lifestyle.

In conclusion, this property is not just a house but a home filled with character and convenience. It offers a lifestyle that is both comfortable and exciting. This is a rare opportunity to own a property that truly stands out from the rest.



ROOMS

Agents comments
All of the rooms in the house benefit from underfloor heating, allowing you to choose exactly the climate you prefer, this house definitely stands out as one of a kind, do not miss your chance to own it...

Hallway
Stairs to the lower ground floor, stairs to the partial landing.

Partial landing
Doors to the WC and main living space.

WC
Hand basin, low level WC

Lounge area
19'5" x 14'5"
Three large sky lights, doors to the conservatory, opening to the kitchen.

Kitchen
14'9" x 13'0"
Low and high level cupboards, roll top work surfaces, eye level double oven and induction hob with extractor, one and a half bowl sink and drainer ample work space to create those special Corden blur moments, built in fridge freezer, dish washer, door to the utility/ dining room. breakfast area.

Utility/ snug/ dining room
11'1" x 18'5"
wo windows to the front aspect, a small area designated to a roll top work surface cupboards and a one and a half bowl sink and drainer, space for a washing machine and tumble dryer, doors to a storage cupboard.

Conservatory
11'1" x 18'5"
Glass surround, doors to the rear garden.

Partial landing
Doors to the bathroom, bedrooms two, three and four, stairs to the first floor.

Bedroom two
14'0" x 11'8"
Two windows to the rear aspect, door to the dressing room.

Dressing room
7'4" x 6'7"
Space for clothes and shoes, hanging rails.

Bathroom
10'0" x 8'0"
Vanity unit housing the hand basin, walk in shower, low level WC, bath.

Bedroom three
12'10" x 11'10"
Window to the front aspect.

bedroom four
12'10" x 10'11"
Window to the front aspect, doors to a cupboard.

Partial landing
Doors to the master bedroom, dressing room and bathroom.

Master bedroom
11'8" x 22'3"
bulk head over the stairs, double doors to the balcony and rear aspect.

Dressing room
10'5" x 9'6"
Hanging rails, room for shoes and clothes.

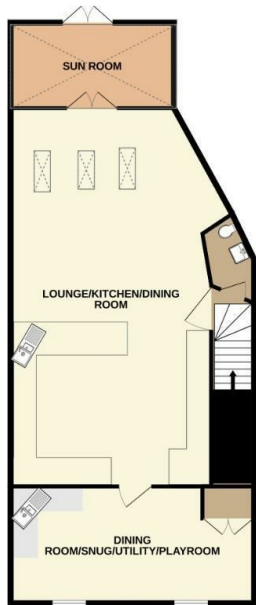
Bathroom
9'6" x 11'6"
P shaped jacuzzi bath, walk in shower, doors to a cupboard, vanity unit housing a hand basin, low level WC, sky light.

Outside
To the front of the property is an area laid to slate, the front garden is fully enclosed with a gate securing the space, there are boarders and a pathway that leads to the front door.

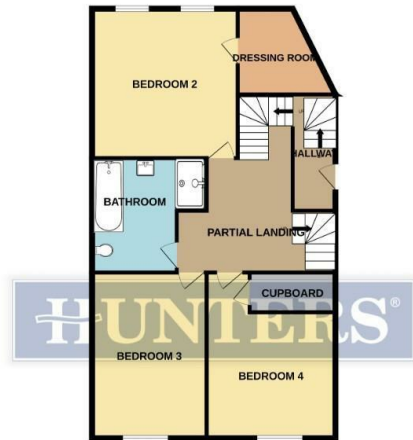
To the rear of the property the garden which is fully enclosed with a low wall and wooden fence there is an area made up of composite decking, directly from the conservatory doors is an entertaining space for those long summer evenings, there is an rear laid to gravel, parking for several cars accessed via private gates, there is a garage with an up and over door boasting lights and electric.



NEW FLOOR



GROUND FLOOR

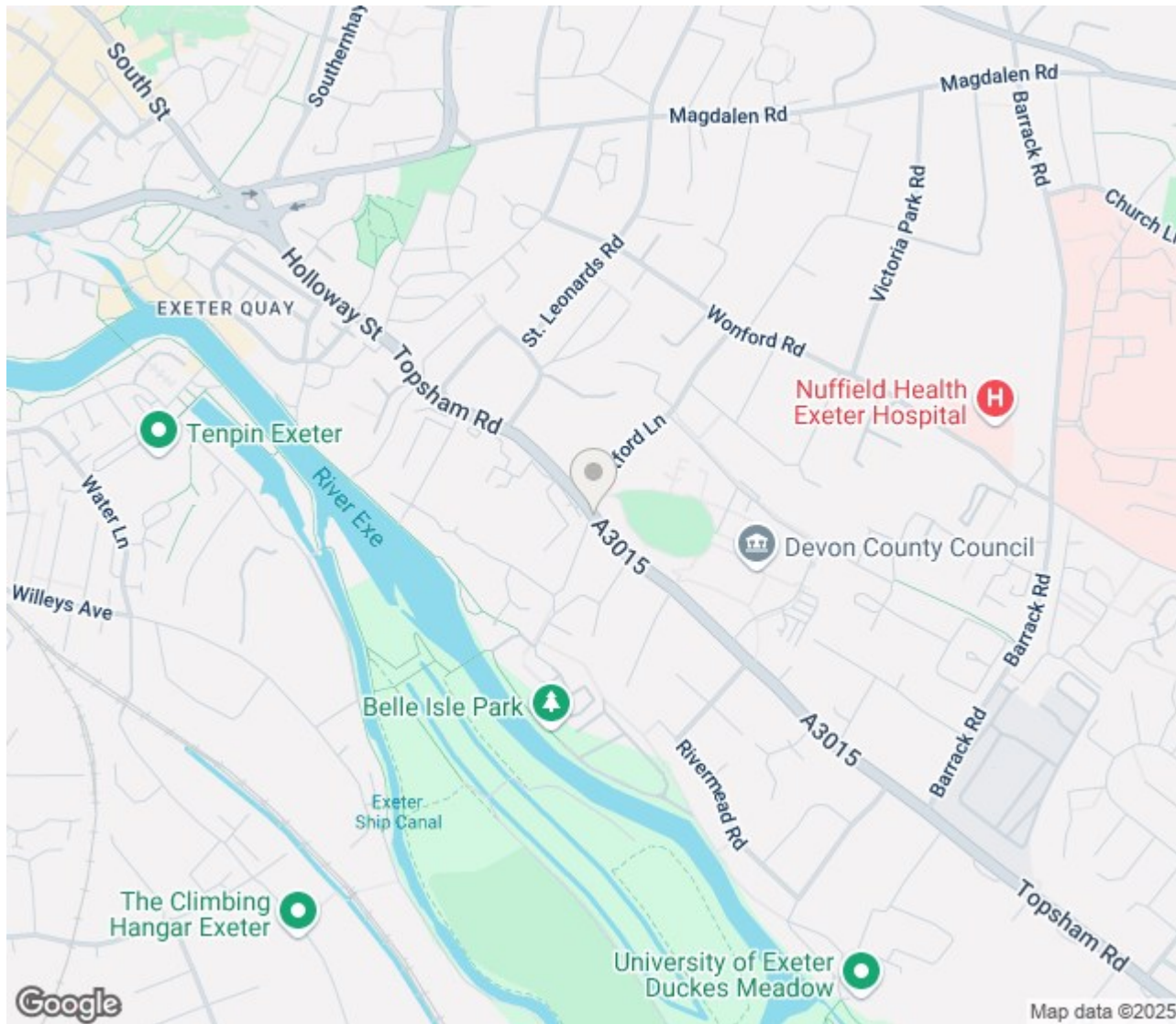


FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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