



SOUTHGATE

ESTATES

*Cranford House*, Denver Road,  
Topsham, Devon, EX3 0BS  
£995,000



## Semi-Detached House, Five Bedrooms, Enclosed Garden, Off-Road Parking & Garage, Generously-Proportioned, Topsham Location

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A fantastic opportunity to acquire a period family home in the highly desirable estuary town of Topsham. The property features off-road parking, a double garage and a well-proportioned garden to the rear. The internal accommodation briefly consists of an entrance vestibule and hallway, a living room, a separate dining room, kitchen breakfast room, family room, and a cloakroom on the ground floor. Upstairs, across two floors, are the five double bedrooms with an en suite to the master, the main bathroom, and a study/hobby room.

The excellent location boasts a number of amenities nearby, including a range of boutique shops, cafes and restaurants. Topsham also offers a doctors' surgery, a train station, plus cycle and walking routes along the Exe Estuary from Exmouth to Exeter. Topsham dates back to the 1st century AD when the port was created to serve the Roman city of Exeter; the town still maintains strong maritime links with its sailing club and beautiful quay area. Topsham is approximately 4 miles from the cathedral city of Exeter, and close to junction 30 of the M5.





Ground Floor: The front door opens to the entrance vestibule which is complemented by decorative tiled flooring, and opens into the hallway which provides access to the living room, dining room, kitchen breakfast room and cloakroom. A staircase rises to the first floor, incorporating built-in storage below. The attractive living room enjoys a sash window to the front aspect, as well as picture rails, and a feature gas fireplace. Adjacent to the living room is the spacious dining room, which benefits from two sash windows to the front aspect, and picture rails. To the rear of the property is the impressive kitchen breakfast room which contains a range of matching wall and base units with fitted worktops, an upstand, and a 1.5 bowl composite sink and drainer unit with a mixer tap over. Integrated appliances include a double eye-level oven with a separate gas hob and extractor hood over, as well as a fridge freezer, a dishwasher, and space for a washing machine. There are also windows and a door leading out to the garden. From the kitchen, a door opens into the family room; a versatile space which could be used for a number of purposes, with picture rails, and a sash window facing the garden.

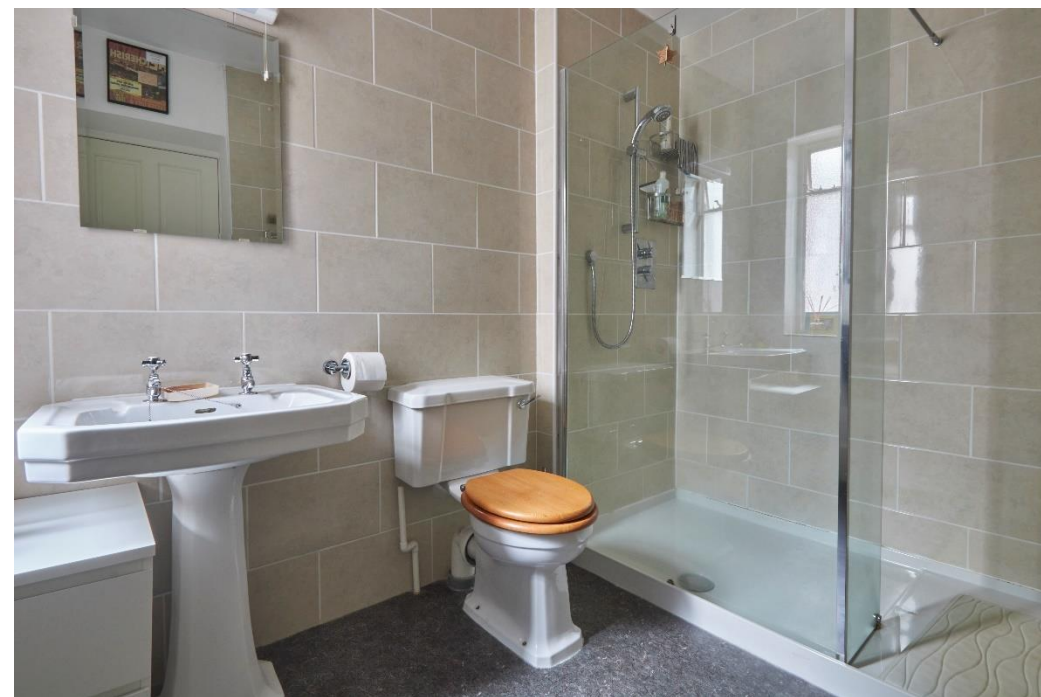


First Floor: Stairs rise to the generous first floor landing which features sash windows to both the front and side aspects, and allows access to the bedrooms and family bathroom. A further set of stairs leads up to the second floor. The sizeable master bedroom has the advantage of a half bay window to the front aspect, picture rails, and a door into the en suite shower room, which includes a close-coupled WC, a pedestal wash basin, a full-width shower cubicle, and an obscured window to the side aspect. The second bedroom is a further generously-proportioned double with a sash window to the front aspect and picture rails. Bedroom three is currently used as an office, but offers another double bedroom with a sash window to the side aspect and picture rails. There is multi-functional room which could be used as a study or a sixth bedroom if required. Lastly, the large bathroom comprises an elegant roll-top bath, a pedestal wash basin, a close-coupled WC and a separate shower cubicle. There is also a built-in airing cupboard, and an obscured sash window to the rear aspect.

Second Floor: The second floor accommodates the remaining two double bedrooms, both with windows to the front aspect, enjoying far-reaching views out toward the Haldon Hills.

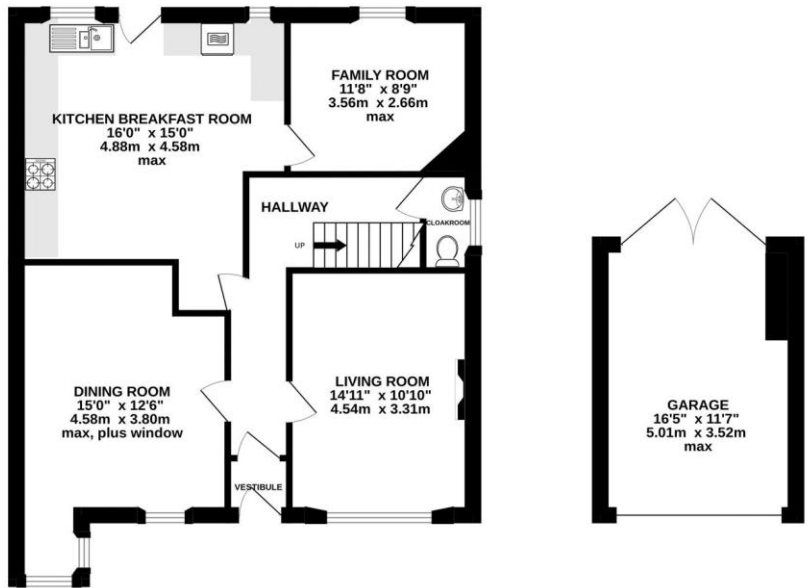
Garden, Garage & Parking: To the rear of the property is a pleasant walled garden providing an enjoyable space to sit and relax, with a large patio area offering a place for outdoor dining. The remainder of the garden is mostly laid to lawn, with various well-established shrubs to the borders. There is also a gate to the side allowing separate access, leading to the driveway at the front of the property. This is a valuable feature of the house, with off-road parking for multiple vehicles. An up-and-over door opens to the garage, which is serviced by power and lighting, with double doors leading into the garden.

Property Information: Tenure: Freehold. Council tax band: TBC.

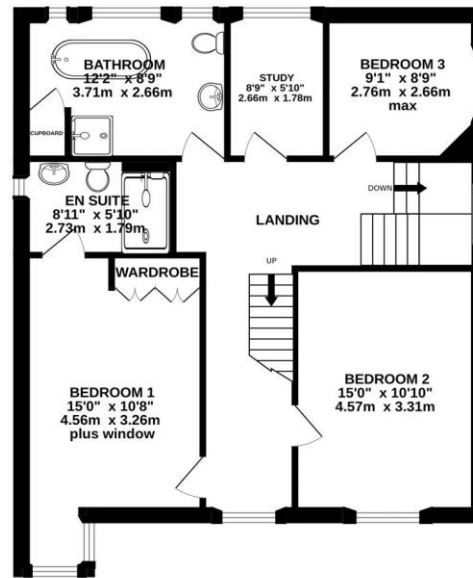




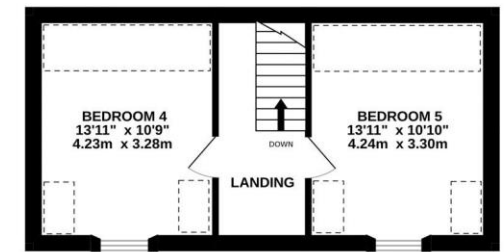
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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