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5 Lower Shapter Street, Topsham, Devon, EX3 0AT



SOUTHGATE
— ESTATES —

£850,000





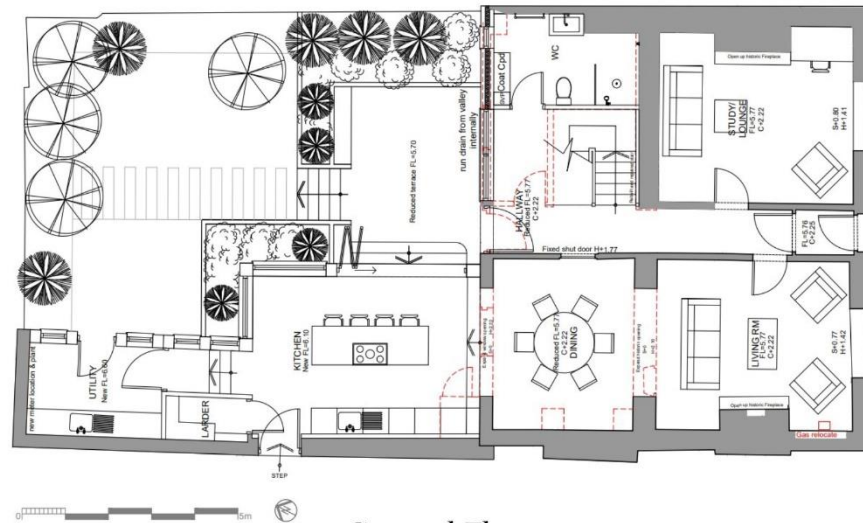
5 Lower Shapter Street, Topsham

A fantastic development opportunity within the heart of the highly desirable estuary town of Topsham. The property requires refurbishment and has full planning consent to respectfully transform this period property into an impressive family home. Full proposed plans are provided to visualise the property once complete. The layout could include two generous reception rooms to the front of the property with access from one to the dining room, kitchen breakfast room and utility room. There would also be a convenient downstairs shower room. Upstairs across two floors, the plans allow for three double bedrooms, each with their own en suites. There are also enclosed gardens to the front and rear, with further plans for landscaping to make the most of the pleasant outside space.

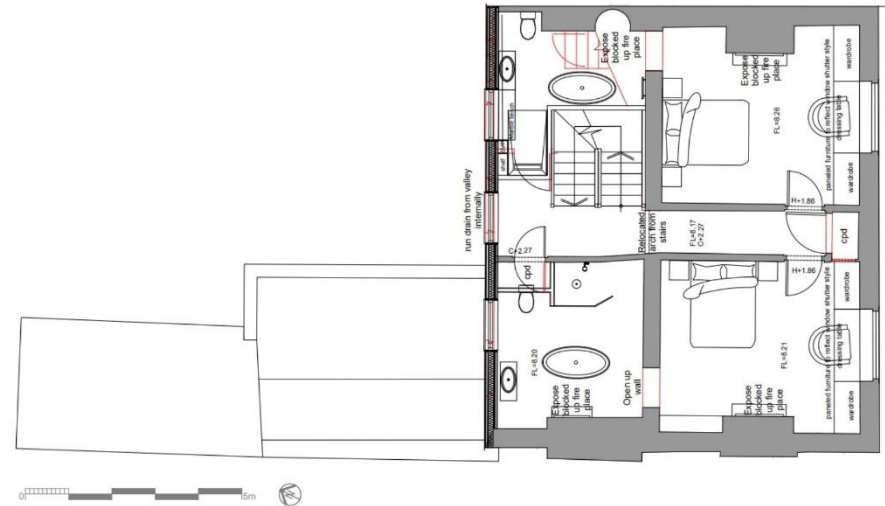


The excellent location boasts a number of amenities nearby, including a range of boutique shops, cafes and restaurants. Topsham also offers a doctors' surgery, a train station, plus cycle and walking routes along the Exe Estuary from Exmouth to Exeter. Topsham dates back to the 1st century AD when the 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.

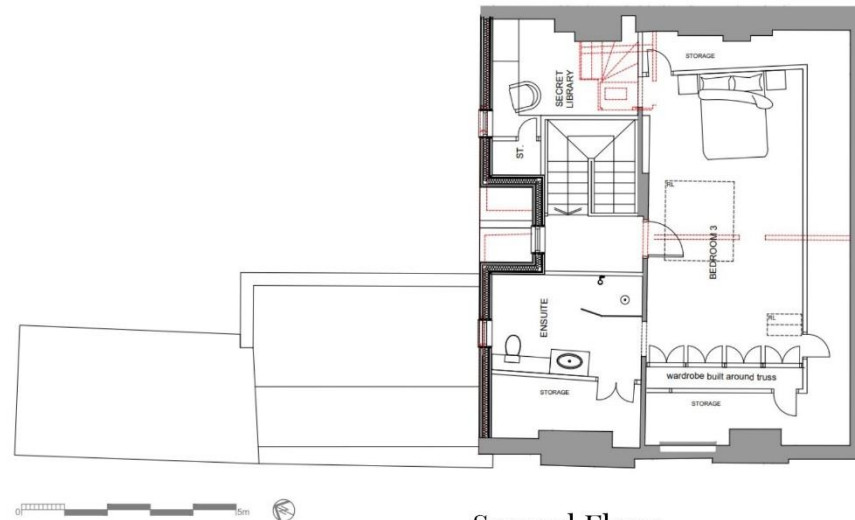
Proposed Floorplan



Ground Floor



First Floor



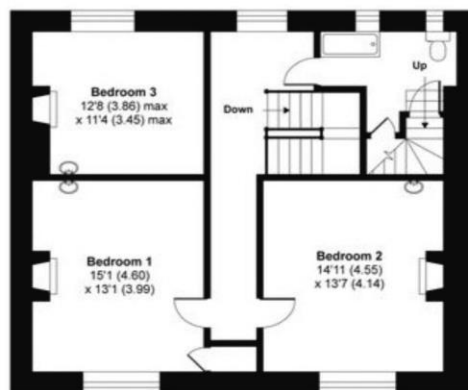
Second Floor

- *Development Opportunity*
- *Heart of Topsham*
- *Enclosed Garden*
- *Full Planning Consent to Extend*
- *Grade II Listed*
- *Period Property*

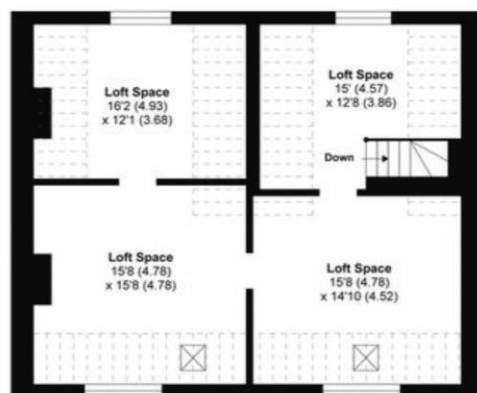




Ground Floor
abt 851 SQFT / 79 SQM



First Floor
abt 845 SQFT / 78.5 SQM



Second Floor
abt 911 SQFT / 84.6 SQM

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



SOUTHGATE
ESTATES

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