



Belvedere Close, Exeter
Guide Price £250,000

Chase 
Buchanan



7 Belvedere Close

Topsham, Exeter, Devon, EX3 0LL

A spacious and private mid-terraced house, situated in a quiet cul-de-sac location in Topsham. The property comes with no onward chain and has three bedrooms, a living room, kitchen/breakfast room with additional utility area and family bathroom. The property has front and rear gardens and there is resident permit parking available nearby.

- A SPACIOUS TERRACED HOME
- LARGE LIVING ROOM AND KITCHEN/BREAKFAST ROOM
- NO ONWARD CHAIN
- SITUATED IN THE SOUGHT-AFTER TOWN OF TOPSHAM
- ADDITIONAL UTILITY AREA
- RESIDENTS PERMIT PARKING
- THREE BEDROOMS INCLUDING TWO SPACIOUS DOUBLE ROOMS
- IN NEED OF MODERNISATION
- FREEHOLD



The Property

This is a fantastic and rare opportunity to acquire a three bedroom house in a private and secluded cul-de-sac, the ever increasingly popular town of Topsham. The property has three good sized bedrooms, a large living room and kitchen/breakfast room with additional utility area. The property is in need of minor modernisation throughout but has fantastic potential. There are private gardens to the front and rear and residents permit parking nearby. The property comes to the market with no onward chain and viewing is highly recommended.

The Location

This is a very well located home, occupying a good sized plot and being within a relatively easy walk from the town centre of Topsham. Topsham remains an estuary town of national renown, reflected in its characterful period cottages and houses, perfectly blended with a range of more modern homes. Its excellent amenities range from a splendid individual-styled parade of shops, to churches, restaurants, several pubs, a school, as well as a bowling and sailing club. There is also a frequent bus service and a train link between Exmouth and Exeter. Topsham is very well placed for easy access to Exeter and all the facilities and amenities there, it is very handy for access to the M5, A38 and A30 as well.

Directions

If driving into Topsham along Exeter road, turn right into Hamilton Road almost opposite Topsham Rugby Club. Continue for a short distance and then turn right into Gordon Road and take the last left turn into Belvedere Close. Continue to the end of the road and find somewhere to park, please note this is a resident permit area. On foot, go to the far left of the close and follow the footpath for a short time and the property can be found on the left.

Entrance Hall

Doors to living room and kitchen, under stairs storage.

Living Room

Spacious room with large window to front and feature fireplace.

Kitchen/Breakfast Room

Range of fitted wall and base units with integrated oven and hob. Space for further appliance. Window overlooking rear garden, Door to utility area.

Utility Area

A convenient space for keeping additional appliances and storage. Door to rear garden.

First Floor Landing

Doors to all bedrooms and bathroom.

Bedroom One

Large double room with fitted storage and window to the front.

Bedroom Two

Double room with window to rear.

Bedroom Three

Single room with window to front.

Bathroom

White suite including bath and shower over with tiled surround. W.C and wash hand basin. Window to the rear.

Outside

Good sized front garden, laid with stone chippings. Spacious rear garden, split into two sections including a stone chipping area and a large courtyard patio area. There is a shared passage under the house that connects the two gardens.







Floor 0



Floor 1

Approximate total area⁽¹⁾
803.1 ft²
74.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Miscellaneous items

EPC: Ordered

Council Tax: B

Utilities: All main services

Authority: Exeter City

Tenure: Freehold

For more information or to book a viewing, please contact:

T: 01392 259395

E: Exeter@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 20 Queen Street, Exeter, Devon, EX4 3SN

Chase 
Buchanan