



East of Exe
ESTATE AGENTS

Pound Lane
Topsham £285,000

Pound Lane

Topsham £285,000

Situated in the very heart of the ever-desirable estuary town of Topsham, Pound Lane is a well re-imagined two-bedroom semi-detached home, newly refurbished to an exceptional standard throughout.

End Terraced House | Two Bedroom | Reception Room/Kitchen | Family Bathroom | Quiet Location | No Ongoing Chain | Off Road Parking |

DESCRIPTION

The accommodation has been carefully designed to maximise light and flow, creating a calm and welcoming atmosphere from the moment you step inside.

The ground floor offers a stylish open-plan living space, perfectly suited to modern living and entertaining, with high-quality fittings and a refined palette that enhances the sense of space. The kitchen has been finished to an impressive specification, seamlessly blending form and function.

Upstairs, two bedrooms provide peaceful retreats, complemented by a well appointed shower room finished with elegant, contemporary detailing.

One of the property's most valuable assets is its private frontage, providing off-road parking - a rare and highly prized feature in central Topsham - which also offers flexibility as an outside sitting space.



LOCATION

Pound Lane is a desirable residential address situated in the heart of Topsham, a highly regarded estuary town on the outskirts of Exeter. Known for its charming character and strong sense of community, Topsham offers a wonderful blend of historic architecture, independent shops, waterside pubs and cafés, all set along the banks of the River Exe.

The property is conveniently positioned within easy reach of Topsham's bustling Fore Street, where you'll find a variety of local amenities including boutiques, delicatessens, restaurants and everyday essentials. The area is particularly popular with families and professionals alike, benefiting from well-regarded schools, scenic riverside walks and sailing opportunities.

For commuters, Topsham benefits from its own railway station providing links to Exeter and along the coast, while Exeter city centre is just a short drive away, offering a more extensive range of shopping, dining and cultural facilities. The nearby M5 motorway and Exeter International Airport further enhance connectivity.

AGENT NOTES

Tenure: Freehold

Council Tax Band: B

Council: Exeter City Council

Parking: Private parking space at front of the property

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water supply: Mains

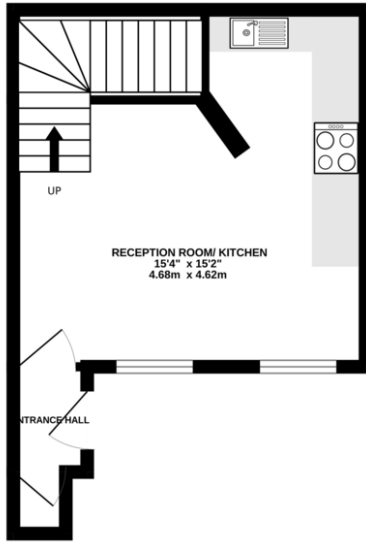
Sewerage: Mains

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

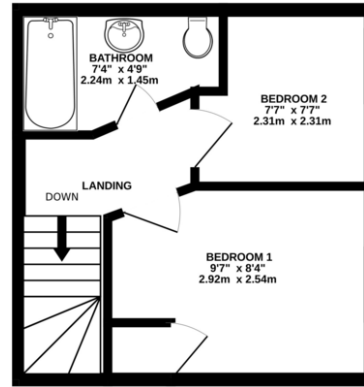
Mobile Signal: Several networks currently showing as available at the property including EE and O2



GROUND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk