



East of **EXE**  
ESTATE AGENTS

Pound Lane  
Topsham £300,000

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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

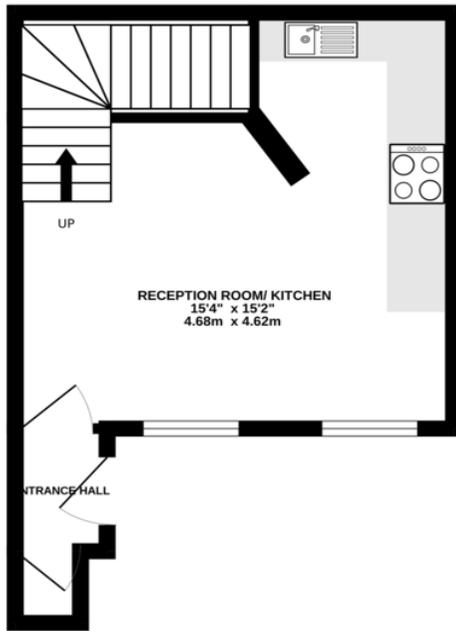
Sewerage: Mains

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

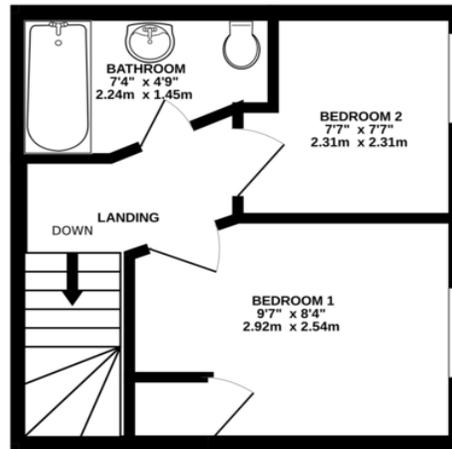
Mobile Signal: Several networks currently showing as available at the property including EE and O2



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  
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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		

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