



ALTAMIRA

TOPSHAM, EXETER, EX3 0AQ



Robert Williams

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“With a cosmetic freshen-up,
this flat will be a lovely home, in
a brilliant Topsham location”.



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Occupying a convenient position within the highly sought-after estuary town of Topsham, this spacious two-bedroom first floor apartment offers an excellent opportunity for purchasers seeking a home they can personalise, without extensive refurbishment being required.

The property is approached via its own private entrance on the ground floor, with stairs rising to a central landing serving all principal rooms. The accommodation is well proportioned and thoughtfully arranged, with a spacious open plan sitting/dining room. The dining area has patio doors onto the private balcony.

The kitchen is fitted with a contemporary range of high-gloss units complemented by marble style work surfaces and integrated oven, fridge, freezer and washing machine. There are two bedrooms, both of good proportions, including a generous principal bedroom and a comfortable second bedroom. The modern bathroom features corner shower cubicle, WC, sink with vanity unit and heated towel rail.

Whilst the apartment would benefit from some cosmetic refurbishment, including redecoration and flooring renewal in places, it represents an excellent opportunity to create a stylish home in a highly desirable location. The property also benefits from gas central heating and double glazing.

2  bedrooms 1  bathrooms
1  receptions 0  car spaces

Local Authority: Exeter City Council

Council Tax Band: B

Tenure: Leasehold

Heating: Gas Central Heating

Services: Mains water and drainage

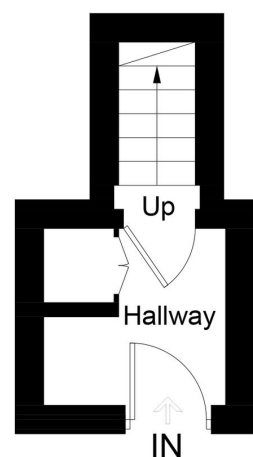
Energy Efficiency Rating: D



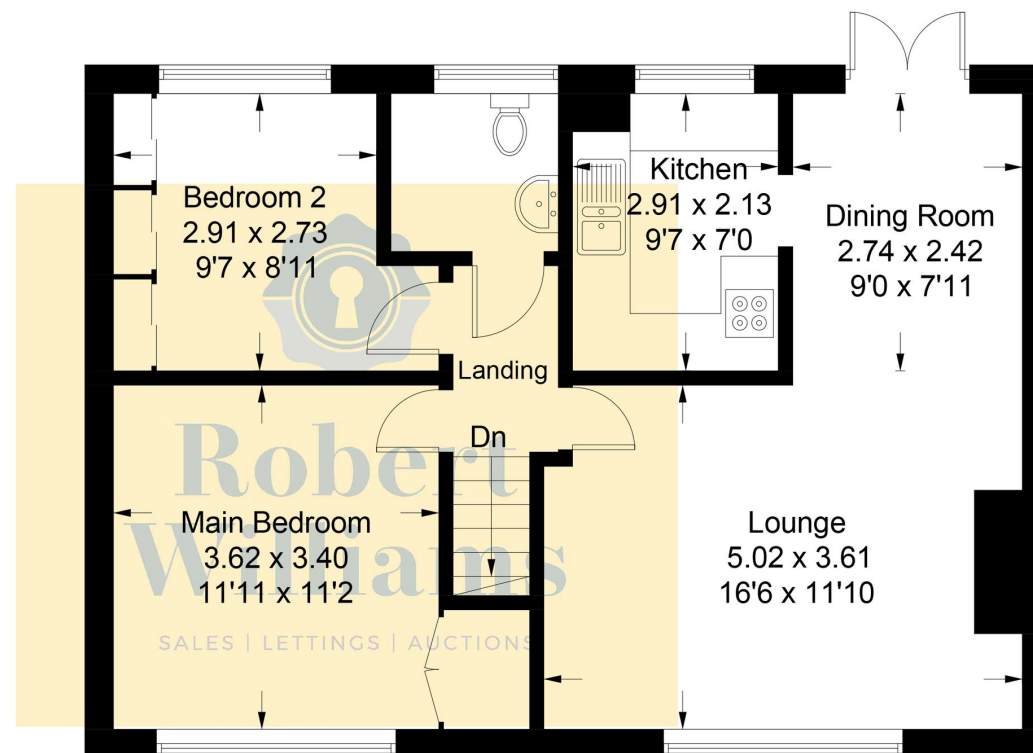


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Approximate Gross Internal Area = 68.6 sq m / 738 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1338431)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.