



East of **E**XE
ESTATE AGENTS

Exe Street
Topsham £410,000

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This perfectly positioned first-floor retirement apartment enjoys a lovely private balcony with beautiful views over the estuary. Situated within a well-maintained retirement development just a minute's walk to the High Street. The property benefits from two bedrooms, master ensuite, main bathroom, bright sitting room that leads onto the balcony, kitchen and garage. Offering excellent potential, the apartment would benefit from some modernisation and is available with no onward chain.

Retirement Apartment | First Floor | Private Balcony
with Stunning Estuary Views | Two Bedrooms |
Master Ensuite | Main Bathroom | Sitting Room |
Kitchen | Garage | Sought After Location

DESCRIPTION

This well-positioned retirement apartment enjoys a lovely south east facing balcony with far-reaching views across the river, St Margaret's Church and towards Exmouth. Situated in the heart of Topsham, in a highly sought-after position, the property offers comfortable accommodation within a well-maintained development, close to the town's shops, amenities and waterfront.

The property is accessed via a secure communal entrance hall with stairs rising to the first floor, with the added benefit of a stair lift. The entrance hallway includes an entry phone system and a number of storage cupboards. The reception room is a bright and welcoming space with a sliding patio door opening onto the private, covered balcony, making the most of the beautiful estuary views. The apartment also benefits from a lovely size kitchen and two bedrooms, with the main bedroom benefiting an en suite shower room and views over the estuary plus a separate bathroom. The property also benefits from a single garage.

Outside, there is an attractive communal garden, bin store and outside drying area. Residents can also make use of the on-site guest suite, located in the coach house apartment near the main entrance, which is available for visitors to stay in at a nominal nightly rate.



The apartment would now benefit from some updating and is offered for sale with no onward chain.

LOCATION

Topsham is one of Devon's most sought-after estuary towns, located around four miles south-east of Exeter on the banks of the River Exe. Known for its maritime heritage, attractive Georgian and Dutch-style architecture, and vibrant community feel, Topsham offers a unique blend of historic charm and modern convenience. The town centre features a range of independent boutiques, cafés, restaurants and pubs, alongside everyday amenities and a strong sense of local community. Topsham is particularly popular with families and professionals thanks to its excellent transport links, highly regarded schools and picturesque setting.

Topsham is well connected, with its own railway station on the Avocet Line providing regular services to Exeter and Exmouth, while the M5 motorway and Exeter Airport are both easily accessible. The town is also ideally positioned for enjoying the nearby Exe Estuary, which is renowned for its scenic walks, cycle routes, sailing and birdwatching opportunities. Topsham's combination of character, waterside lifestyle and proximity to Exeter has made it one of the most desirable residential locations in the South West

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: This apartment is leasehold

Years Left Remaining: 85 Years

Service charge: £3,306.25 PA

Ground rent: £280.00 (Every 2 Years)

Management Company: Crown Management

Electricity :Mains

Heating: Gas

Water: Mains

Sewerage: Mains

Council Tax Band:

Council: Exeter City Council

Parking: Garage

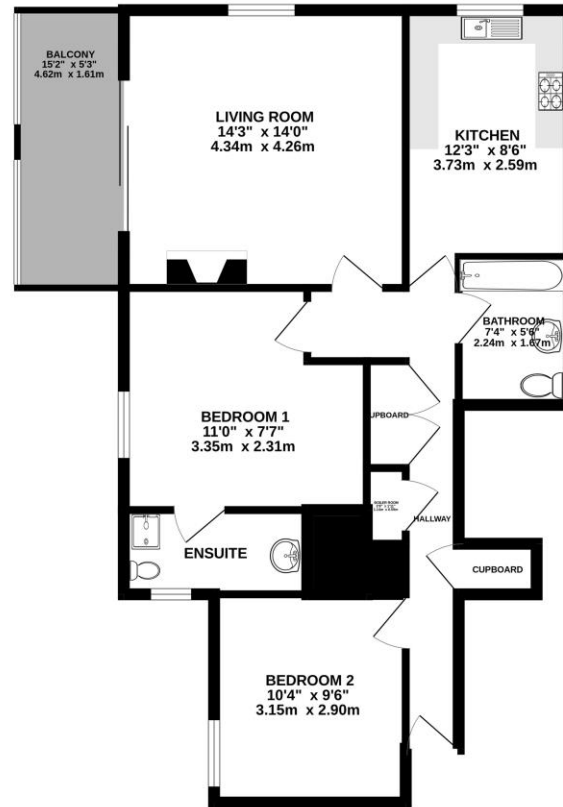
Garden: Communal Garden

Broadband speed: Full Fibre Broadband Available

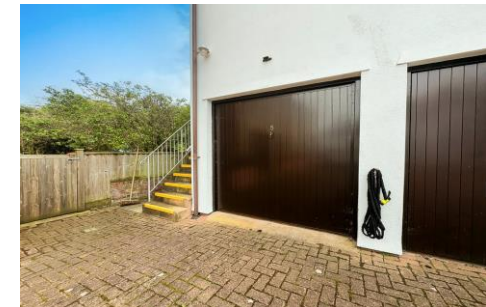
Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone.



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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		
69-80	C	70 C	75 C
55-68	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.



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