




SOUTHGATE
ESTATES

£675,000

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5 Dunlins Walk, Topsham, Devon, EX3 0FH





5 Dunlins Walk, Topsham

A spacious four bedroom semi-detached house located in the prestigious new development of EX3 within Topsham. The property benefits from a South-Easterly facing rear garden, as well as a garage, driveway and a garden office/studio. The internal accommodation briefly consists of a large entrance hallway with access to the kitchen diner, living room and downstairs cloakroom. Upstairs, to the first floor, are three of the bedrooms, the main bathroom and a Jack-and-Jill shower room, plus the master suite on the second floor with a dressing room and en suite shower room.

The excellent location boasts a number of amenities nearby, including a range of boutique shops, cafes and restaurants. Topsham also offers a doctors' surgery, a train station, plus cycle and walking routes along the Exe Estuary from Exmouth to Exeter. Topsham dates back to the 1st century AD when the port was created to serve the Roman city of Exeter; the town still maintains strong maritime links with its sailing club and beautiful quay area. Topsham is approximately 4 miles from the cathedral city of Exeter, and close to junction 30 of the M5.



Ground Floor The front door opens to the inviting entrance hallway which provides access to each of the downstairs rooms, as well as a staircase rising to the first floor, and a built-in storage cupboard with space for a washing machine. The open-plan kitchen diner features a window to the front aspect, and contains a range of shaker-style wall and base units with white granite worktops, a matching upstand and a 1.5 bowl sink and drainer unit with a mixer tap over. Integrated appliances include a double eye-level oven with a separate induction hob and extractor hood over, a dishwasher and a fridge freezer. There is also a breakfast bar and further space for a dining table and chairs. Double doors open into the L-shaped living room which enjoys a wall of windows to the rear and side overlooking the garden, as well as French doors opening to the garden. The ground floor also offers a convenient downstairs cloakroom.



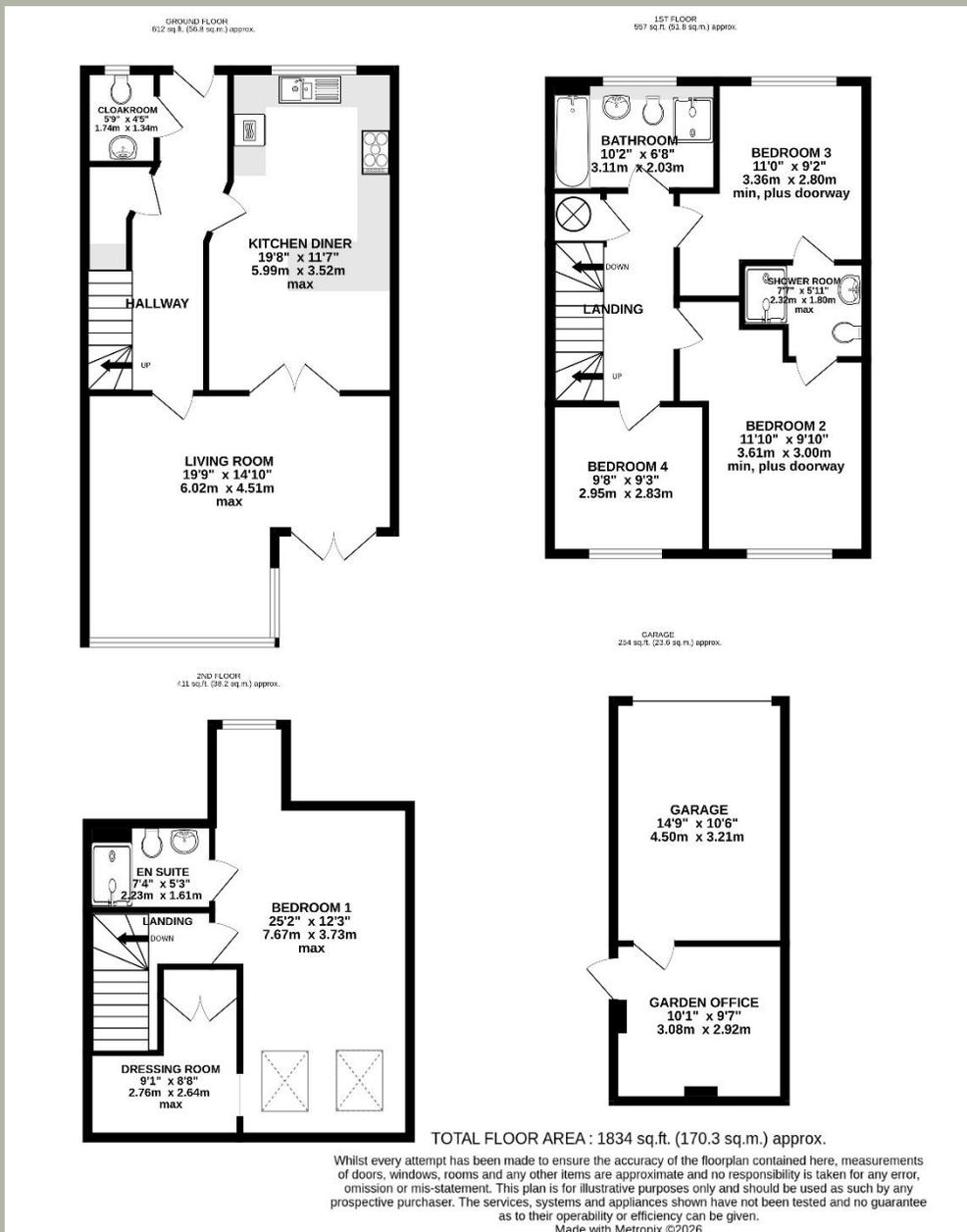
First Floor Stairs rise to the first floor landing which accommodates three of the bedrooms, the main bathroom and a shower room. The two larger rooms are both well-proportioned double bedrooms, each with a window to either the front/rear aspects. Both have access to a modern shower room, incorporating a shower cubicle, a hidden cistern WC and a wall-mounted wash basin with a mixer tap over. The fourth bedroom is another double room, currently set up as a large single, with a window to the rear aspect overlooking the garden. Lastly, the main family bathroom comprises a bath with a central mixer tap and handheld shower head over, a separate shower cubicle, a hidden cistern WC and a wall-mounted wash basin with a mixer tap over. A frosted window faces the front aspect. *Second Floor* The master suite is situated on the second floor, including a sizeable master bedroom with two skylights to the rear and a window to the front aspect filling the room with ample natural light. There is a recessed space for a dressing table and an archway opens into the dressing room, with space for clothes storage, including a built-in double wardrobe. The en suite includes a shower cubicle, a hidden cistern WC and a wall-mounted wash basin with a mixer tap over.

Garden, Garage, Office & Parking Doors open out to the enclosed, South-East facing rear garden, which has the advantage of a patio area leading out from the living room, offering a perfect space for outdoor seating and dining. The remainder of the garden is mostly laid to lawn with a garden shed to the rear in a convenient recessed space. A gate allows access to the side where the driveway provides off-road parking for multiple vehicles. An up-and-over door opens into the garage which is serviced by power and lighting. Doors open from both the garage and the garden to a multi-functional room which could be used as a garden office, a home gym or a studio.

Property Information Tenure: Freehold. Council tax band: F.

- *4 Bedrooms*
- *Semi-Detached*
- *Topsham Location*
- *Garage & Driveway*
- *Enclosed Garden*
- *Open-Plan Kitchen Diner*





Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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