



Bosun Close, Exeter, EX2 7GX

Asking Price £275,000

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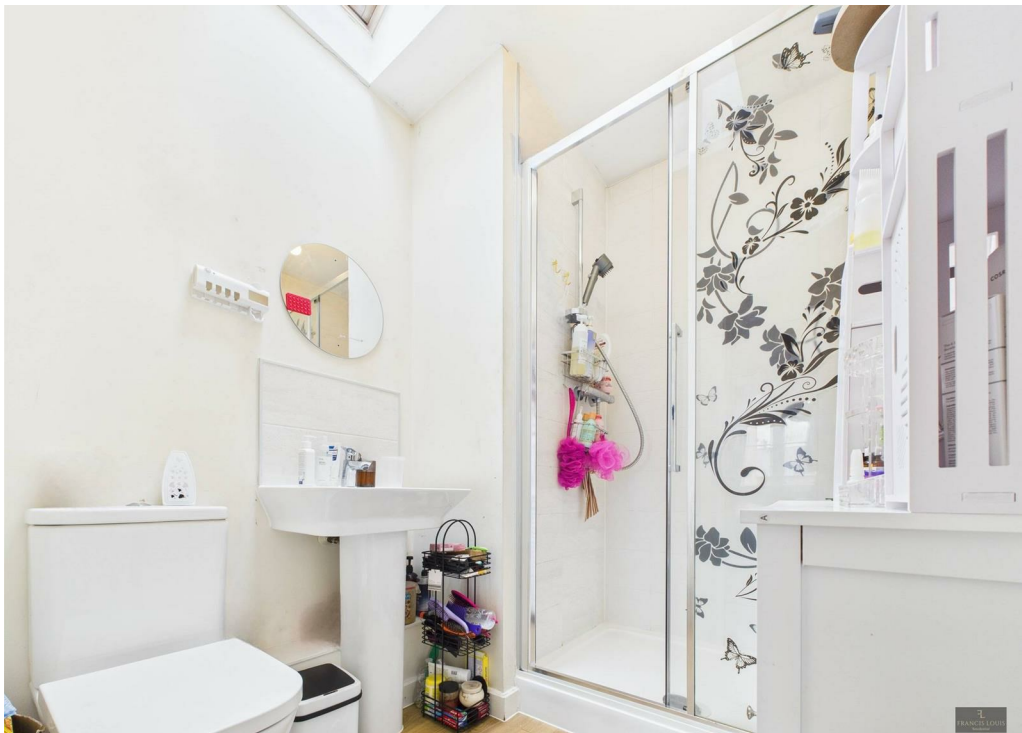
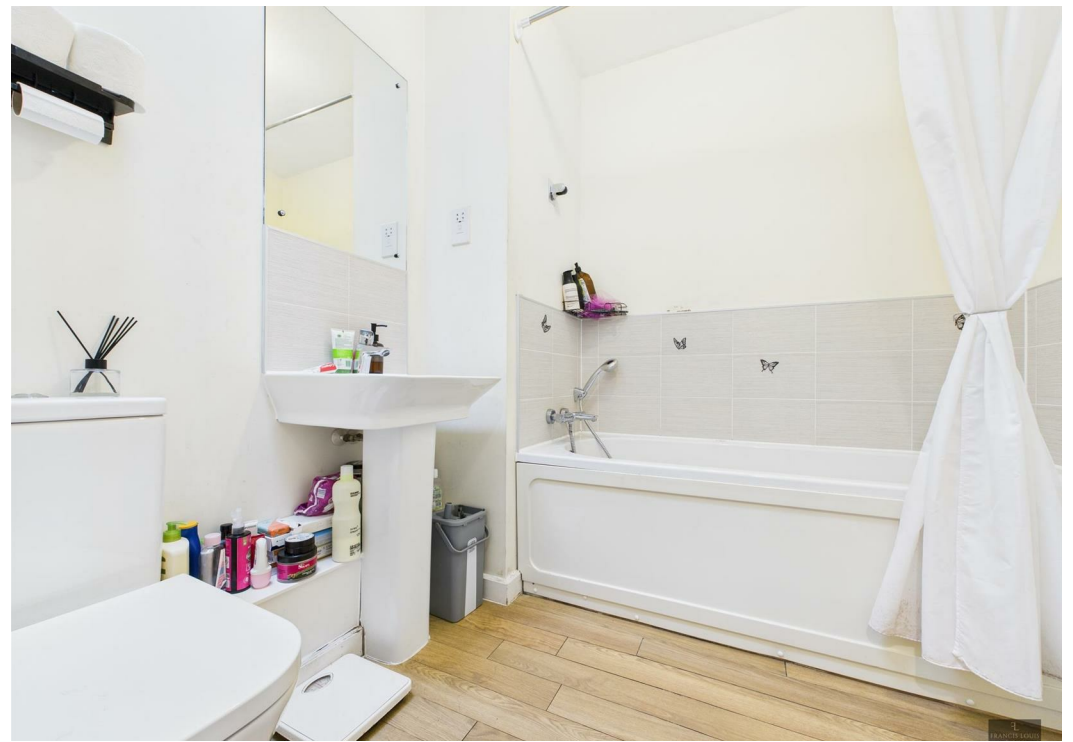
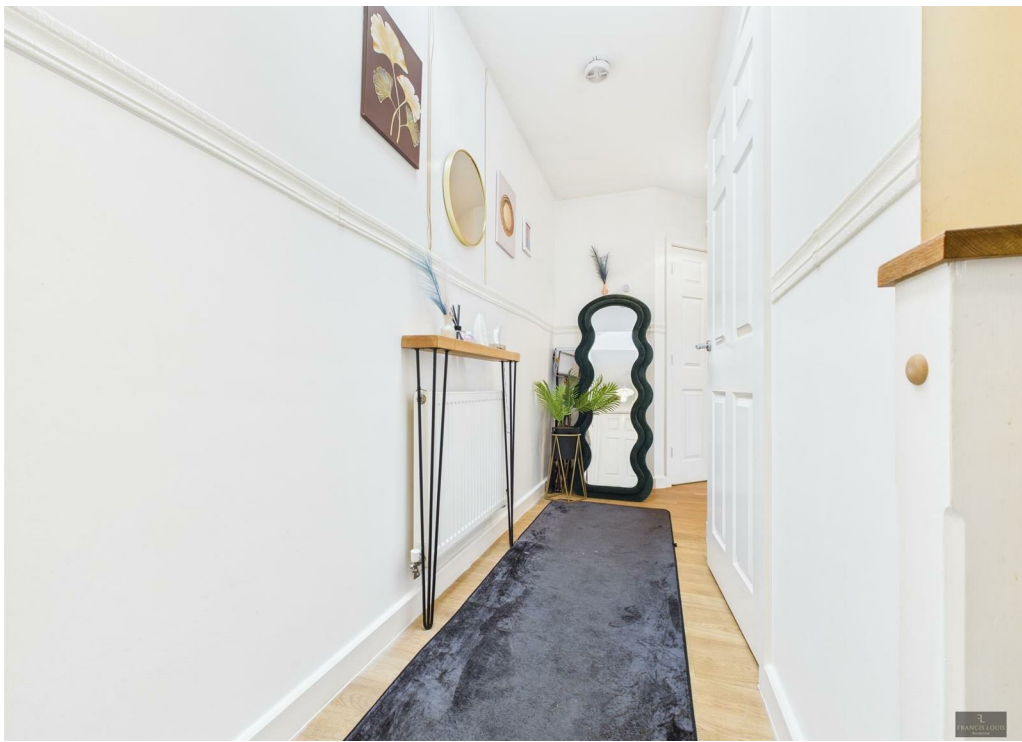
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# Bosun Close

Exeter, EX2 7GX

Welcome to this beautifully presented 2 double bedroom detached coach house in the highly desirable Bosun Close, Topsham—a charming and historic estuary town just outside Exeter. This rare property boasts a spacious open-plan kitchen/living area with integrated appliances and abundant natural light, a master bedroom with ensuite, a second generous double bedroom, and a modern family bathroom. The welcoming hallway is enhanced by a skylight, creating a bright and airy feel throughout, and the home benefits from gas central heating for year-round comfort. Additional features include an integrated garage with power, lighting, and internal access, private driveway parking, and a low-maintenance enclosed garden—ideal for relaxing or entertaining. Perfectly positioned, the home is just a short walk from Topsham's boutique shops, cafés, pubs, and scenic riverside walks, as well as excellent transport links including Topsham and Newcourt railway stations, direct routes into Exeter, and easy access to the M5 and A30, making it ideal for commuters and nature lovers alike.









Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

944.1 ft<sup>2</sup>

Reduced headroom

3.33 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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