



East of 
ESTATE AGENTS

Berkeley Park, Topsham
£825,000

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An impressive detached chalet-style home, built by the prestigious Heritage Homes, occupying a desirable position within the highly regarded Berkeley Park development on the edge of sought-after Topsham. Combining quality craftsmanship, contemporary design and energy-efficient technology, this versatile four-bedroom property offers thoughtfully arranged accommodation ideally suited to modern family life or those looking to future-proof their home. Highlights include a spacious open-plan kitchen, living and dining area, a generous ground-floor bedroom and bathroom, three further double bedrooms, a Jack and Jill-style bathroom, and a large first-floor landing providing a dedicated study area. Externally, the property benefits from level, enclosed gardens with a dining patio, an integral garage and off-road parking.



Detached Chalet-Style | Heritage Homes | Berkeley Park |
Energy Efficient | Solar Panels | Four Double Bedrooms |
Ground Floor Suite | Open-Plan Living | Integral Garage &
Parking

DESCRIPTION

The property is approached via a welcoming reception hall, providing access to the principal ground-floor accommodation. At the heart of the home is a spacious open-plan kitchen, living and dining area, creating a bright and sociable space ideal for everyday living and entertaining. The contemporary kitchen features stylish handleless cabinetry, quality work surfaces and a range of integrated appliances, complemented by a separate utility room providing additional space for laundry and household tasks.

Also on the ground floor is a generous double bedroom and separate bathroom, offering excellent flexibility for visiting guests or those seeking bedroom facilities on one level. The first floor provides three further double bedrooms, served by a contemporary Jack and Jill-style bathroom with



modern fittings and sanitaryware. A spacious landing offers valuable additional space, ideal for a home-working station, study area or reading nook. With four double bedrooms and two bathrooms arranged across two floors, the property offers versatile accommodation suited to a variety of household needs.

Reflecting Heritage Homes' focus on energy-efficient design, the property benefits from photovoltaic solar panels, an air source heat pump, underfloor heating to the ground floor, triple-glazed windows and substantial insulation to the floors, walls and roof. An electric vehicle charging point further enhances the home's modern specification. These features are designed to improve thermal performance and support lower-carbon living, although actual energy consumption and running costs will depend on usage, tariffs and system performance.

Externally, the property enjoys level, enclosed gardens, providing an attractive and practical space for relaxing, gardening and entertaining. A dedicated patio offers an ideal setting for al fresco dining and summer gatherings. Further benefits include an integral garage with direct internal access, an off-road parking space and the convenience of an electric vehicle charging point, combining practicality with the property's energy-conscious design.



LOCATION

The property occupies a desirable position within Berkeley Park, an established and highly regarded residential development on the edge of sought-after Topsham, just outside Exeter. Berkeley Park was developed by Heritage Homes, a respected housebuilder whose approach combines contemporary architectural design with carefully considered layouts, quality finishes and a strong emphasis on energy efficiency. The development was conceived to offer modern, low-carbon homes with a high standard of specification.

Topsham itself is widely regarded as one of the most desirable places to live in the Exeter area, offering a distinctive blend of historic charm, riverside character and a welcoming community atmosphere. Its picturesque streets, independent shops, cafés, restaurants and traditional pubs. The town's position alongside the Exe Estuary provides excellent opportunities for outdoor recreation, with scenic riverside walks, cycling routes and opportunities for birdwatching and enjoying the surrounding natural landscape. For commuters and those requiring access to a wider range of amenities, Exeter is conveniently accessible and provides extensive shopping, leisure, educational and employment facilities, together with mainline rail connections and access to the wider road network. Topsham also benefits from its own railway station, providing a useful connection to Exeter and the surrounding area.

AGENTS NOTES

To the best of the Vendor's knowledge, at the time of marketing:

Tenure: Freehold

Council Tax Band: F

Council: Exeter City Council

Parking: Integral garage with direct internal access, plus one off-road parking space and an electric vehicle charging point.

Electricity: Mains

Heating: Air source heat pump with underfloor heating to the ground floor

Water supply: Mains

Sewerage: Mains

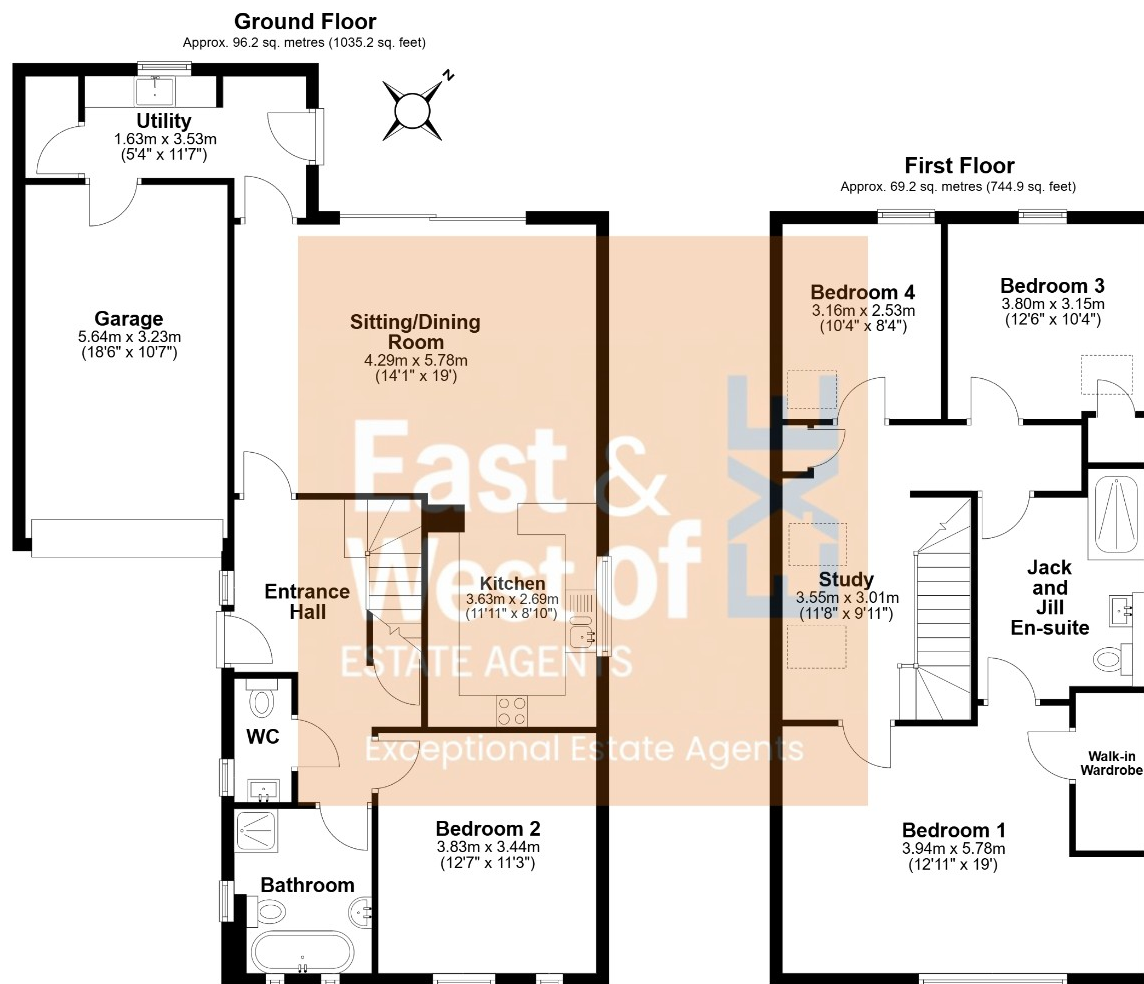
Broadband: Fibre Broadband Available To Order

Mobile signal: EE and O2

EPC: A

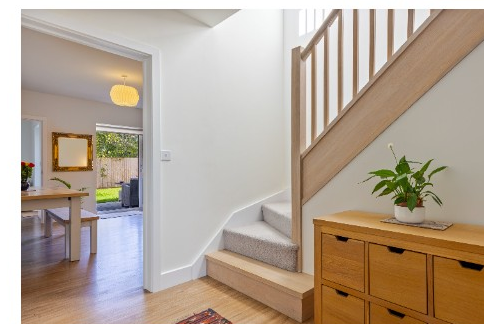
Services: Photovoltaic solar panels, electric vehicle charging point.



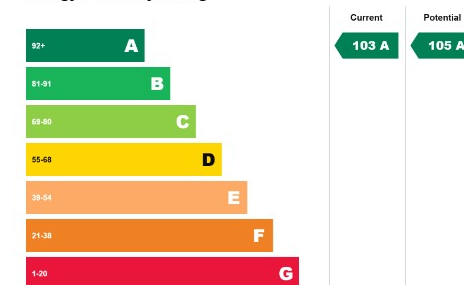


Total area: approx. 165.4 sq. metres (1780.1 sq. feet)

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. 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. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008).



Energy Efficiency Rating



EXETER OFFICE

18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE

61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE

Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk