



Fore Street

Topsham £120,000

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A beautifully presented apartment within Grove House, offering bright and spacious accommodation throughout. The property features a generous bedroom with ample storage, a dual-aspect open-plan living and dining area with fitted kitchen, modern shower room and secondary glazing. Residents also benefit from communal gardens, parking, lounge and guest facilities.

One-bedroom apartment | Open-plan kitchen/dining/living | Modern fitted kitchen | Shower Room | Residents' parking | Laundry facilities | Well-maintained communal gardens |

DESCRIPTION

The apartment is accessed via a well-maintained communal entrance, shared with just one other property. A private entrance door opens into the apartment's welcoming hallway, where stairs rise to the main accommodation. There is also a useful storage space for coats and outdoor essentials.

The central hallway provides access to all rooms. The generously proportioned bedroom enjoys a pleasant outlook over the communal areas and benefits from two spacious built-in storage cupboards.

The heart of the home is the bright and open-plan kitchen/living and dining area, with windows to two aspects providing an abundance of natural light. Incorporating a modern fitted kitchen, comfortable lounge area and dedicated space for a dining table. One window overlooks the Fore Street, allowing plenty of natural light to fill the room. A contemporary shower room is conveniently located off the living area.

Grove House offers an excellent range of communal facilities designed to make everyday living both comfortable and convenient. The beautifully maintained communal gardens provide attractive outdoor space, with a number of seating areas where residents can relax and enjoy the surroundings. There is also shared residents' parking, available on a first-come, first-served basis.



Within the main building, residents have access to dedicated washing and drying facilities, as well as a welcoming communal lounge, providing an ideal space to socialise and meet with neighbours. There is also a guest bedroom available to reserve, offering a convenient option when friends or family come to stay.

LOCATION

Grove House is ideally situated on Fore Street in the sought-after riverside town of Topsham, offering a fantastic combination of local amenities, character and excellent transport links.

Topsham is a charming and historic town on the banks of the River Exe, renowned for its attractive period properties, independent shops, cafés, restaurants and waterside setting. The town provides a great range of everyday amenities, all within easy reach, while the nearby River Exe and Topsham Quay offer wonderful opportunities for riverside walks, cycling and enjoying the outdoors.

Topsham also benefits from excellent transport connections, with Topsham railway station providing regular services into Exeter & Exmouth. Exeter city centre is approximately 4 miles away, offering an extensive range of shopping, leisure and cultural facilities, while Exeter International Airport is also within easy reach. Bus services are also available. With its picturesque riverside setting, excellent local amenities and convenient access to Exeter, Topsham is a highly desirable place to live and Grove House is perfectly positioned to enjoy all that the town has to offer.

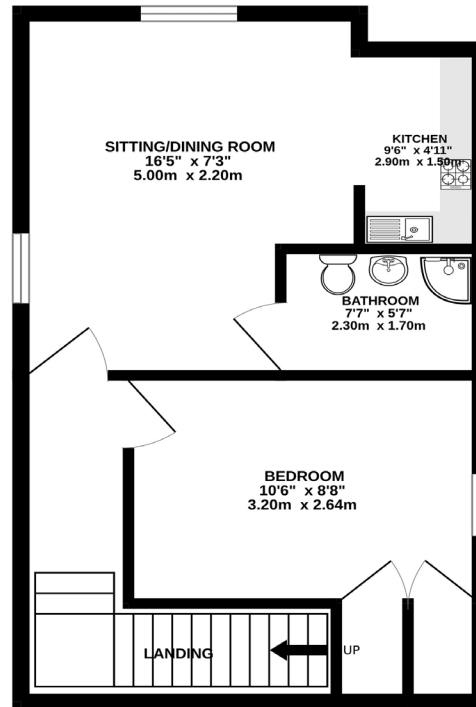
AGENT NOTES

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

Tenure: This apartment is leasehold
Years Left Remaining: 150 years
Service charge: £325 per month
Ground rent: £60 per annum
Management Company: Crown property services
Electricity: Mains
Heating: Electric Oil Filled Radiators
Gas: No
Water: Mains
Sewerage: Public & Private
Council Tax Band: B
Council: Exeter City Council
Parking: First come first served basis
Garden: Communal garden
Broadband speed: Full Fibre Broadband up to 1600mbps download speed & up to 115mbps upload speed
Mobile Signal: Several networks currently showing as available at the property including EE & Vodafone



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 395 sq.ft. (36.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metagis 12/2016

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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