seddons

1 The Copse, Newport Park, Exeter, Devon, EX2 7EN

Asking Price £139,950

- 2 bedrooms, one double and a single
- Fitted kitchen with space for appliances
- Gas central heating and well insulated
- Designated parking space opposite
- Close to Aldi supermarket, garden centre, sports clubs
- Open plan sitting/dining room
- Shower room with easy access shower
- Garden sheds and greenhouse
- Communal visitor car park
- Less than a mile to the centre of Topsham

Sales, Lettings, Mortgages:
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1 The Copse, Exeter EX2 7EN

Watch the Seddons' Video Tour A two bedroom Park Home on a permanent residential site on the outskirts of Exeter, close to Topsham and walks along the River Exe. Requiring some updating. Small, sunny garden and designated parking space. No onward chain.

2 1 1

Council Tax Band: A

LongDescription

This double sized park home offers spacious and comfortable accommodation in an enviable and convenient location at Newport Park, between Exeter and Topsham.

The property has been well maintained over the years with good external decoration, enhanced insulation and an established, easy to maintain garden. Internally, there is the advantage of gas central heating and a relatively modern shower room, but it is fair to say the accommodation now requires updating with new windows, kitchen, redecoration and flooring required. This presents an affordable opportunity to refurbish the property to taste over time and make a lovely home in a quiet area with a friendly and caring community spirit, designed for residents over the age of 50.

A small garden, paved patio areas, a greenhouse and sheds surround the home, and it lies a short walk from the stone wall along the River Exe, from which the views can be enjoyed and even access to the river for the more adventurous!

Services: Mains water (metered), electricity, drainage and gas.
Council Tax: Band A
Local Authority: Exeter City Council
Ground rent under a new agreement: c. £200 per calendar month.
Agent's notes: the back door of the property, leading into the kitchen, has a ramp for ease of access.

The property is for sale with no onward chain.

To comply with Section 21 of the Estate Agents Act, 1979, please note the vendors of this property are related to Rob Hann, Senior Partner of Seddon Estate Agents LLP.

Newport Park lies conveniently between Exeter and the historic estuary port town of Topsham on the River Exe, with quick main road access to both and beyond to the M5 motorway at Junction 30.

Topsham's picturesque setting, range of independent shops and restaurants, and lively community life make it is one of the most desirable places to live in the Southwest. Once a thriving port and shipbuilding centre, Topsham still retains a strong maritime flavour and there are lovely walks along the estuary, with beautiful sunsets in the west, across the water.

Topsham shopping also offers a vibrant mix of boutiques, galleries, gifts, fine wines and foods, and antiques. On Topsham's outskirts, you will also find Darts Farm, a thriving farm shop, restaurant and retail centre, selling delicious local produce and offering a range of lifestyle shopping.

Topsham's charming passenger ferry takes passengers (and bikes) across the Exe for pleasant walking and pub lunches at two idyllic waterside pubs, the Turf and Double Locks. You can also take short or long cruises to discover the wildlife of the Exe estuary or to Exmouth's sandy beaches.

Topsham centre and station - c. 1 mile
Exeter city centre - c. 3 miles
Exmouth - c. 7.4 miles
M5 motorway - c. 2.5 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.

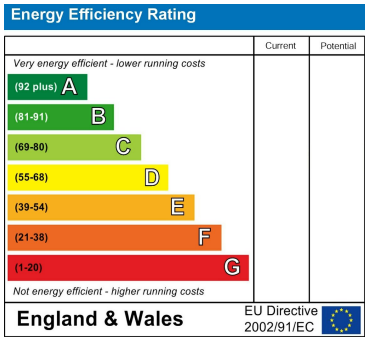
Directions

DIRECTIONS:

Viewings

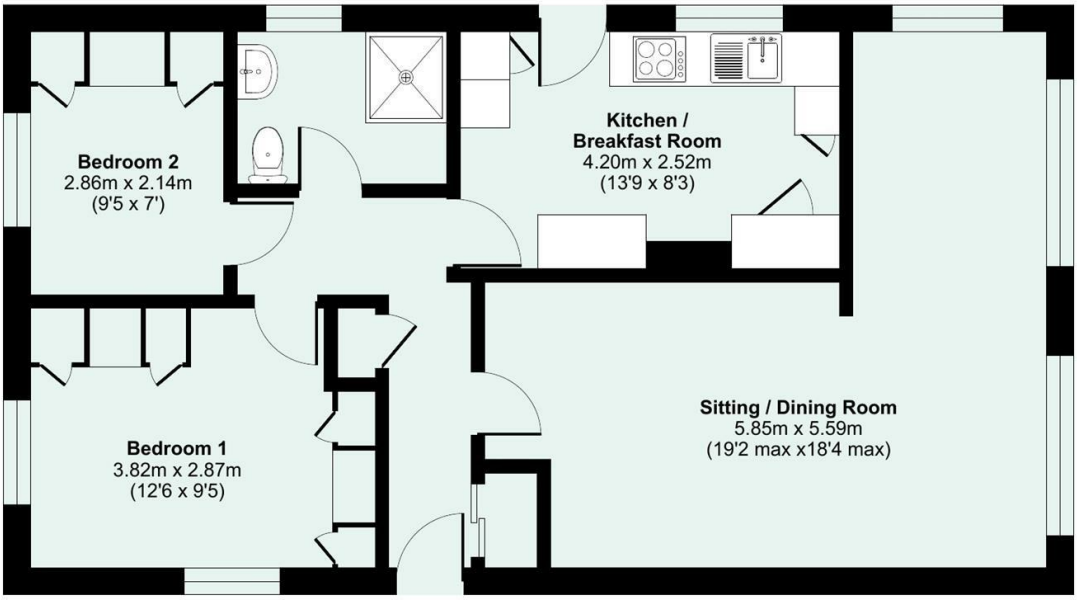
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:



Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Seddon Estate Agents LLP. REF: 1381036

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