



Situated in a highly sought-after residential area of the picturesque estuary town of Topsham, this delightful ground floor flat offers convenient access to all local amenities. The property features a bright and airy L-shaped living/dining room with French doors opening onto a generous private garden, perfect for relaxing or entertaining. Two well-proportioned double bedrooms, this home combines comfort with a superb location. Offered for sale with no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Altamira
Topsham

OIEO £240,000

East of **EXE**
ESTATE AGENTS

Altamira, Topsham OIEO £240,000

Ground floor garden flat | Two double bedrooms | Spacious L-shape living/dining room | Kitchen | Bathroom | Gas central heating | Easy access to the town centre and train link | Wonderful estuary walks | Ideal first home or investment property | Chain Free

APPROACH

Upvc glass panel door to entrance lobby.

ENTRANCE LOBBY

Good sized entrance lobby with coat hanging space. Radiator. Door to living/dining room.

LIVING/DINING ROOM

Bright double aspect L-shape room with full height window to front aspect and French doors to rear opening onto the garden. Feature fireplace with brick fascia and open grate. Two radiators. TV and telephone points. Doorway to kitchen. Door to inner hallway.

KITCHEN

Upvc double glazed window to rear aspect with outlook over the garden. Range of base and wall units in cream finish. Roll-edge worktop with tiled surround and inset ceramic sink and drainer. Space for slot-in electric cooker. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Radiator. Wood effect laminate flooring. Wall mounted gas combi boiler.

INNER HALLWAY

Small inner hallway with doors leading to bedrooms and bathroom. Coat hanging space and door to deep under stair storage cupboard.

BEDROOM 1

Light and spacious double bedroom with large Upvc double glazed window to front aspect. Radiator. Telephone point.

BEDROOM 2

Further double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator. TV and telephone points.

BATHROOM

Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap with showerhead attachment. Radiator.

FRONT GARDEN

Two steps with handrail lead to shared pathway to No 19 and No20 and open front garden area laid to lawn.

REAR GARDEN

Generous sized westerly facing rear garden featuring: large paved patio area adjoins the rear of the property leading onto a lawn garden area edged with matures plants and shrubs. Path leading to a fitted garden shed.

AGENTS NOTES:

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

Tenure: Share of Freehold

Years Left Remaining:88

Maintenance charge: £670 Per Annum

Service Charge: £77 Per Annum

Management Company: Bradleys

Electricity: Mains

Heating: Mains Gas Boiler

Water: Mains

Sewerage: Mains

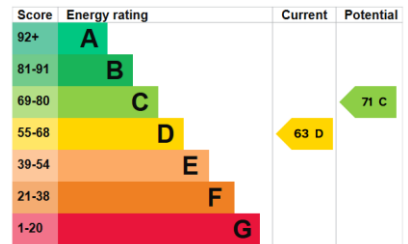
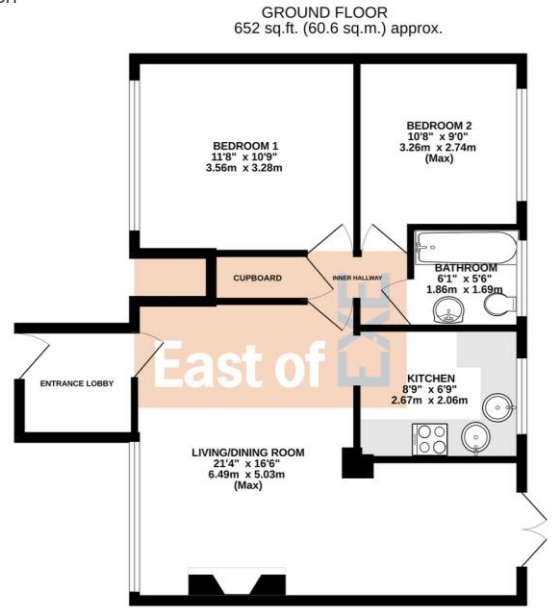
Council Tax Band: B

Council: Exeter City Council

Parking: Permit Parking

Broadband speed: Copper Broadband with up to 21 mbps download and 1mbps upload

Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone.



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. If inadvertently omitted or inaccurate details come to light after distribution, 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. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.