

Connells

Topsham Road
Exeter

Topsham Road
Exeter EX2 4RS

for sale guide price
£550,000







Property Description

GUIDE PRICE £550,000 - £575,000

Situated in the highly desirable Topsham Road area, this outstanding property has been fully developed in recent years to provide a beautifully presented and spacious home, ideal for modern family living.

The lower ground floor has been thoughtfully designed around a stunning open-plan layout, creating a bright and sociable living space. The contemporary kitchen seamlessly integrates with the main living and dining areas, making it perfect for both everyday life and entertaining. A separate conservatory extends the living accommodation further and provides direct access to the rear garden. On the ground floor, there are three generously sized double bedrooms, all served by modern and stylish bathroom facilities finished to a high standard. The spacious master bedroom is on the first floor, with en-suite featuring a jacuzzi bath and walk-in shower, separate dressing area and rear doors opening onto a private balcony.

Externally, the property continues to impress with a low-maintenance rear garden featuring attractive composite decking, creating an ideal space for outdoor dining and relaxation. A pathway leads to the gravelled driveway, which benefits from gated access and provides off-road parking alongside a detached single garage.

Combining spacious accommodation, high-quality modern finishes and versatile living space, this superb home represents a fantastic opportunity in a sought-after location.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

There is an easement on the title (neighbour has gate access). Your conveyancer can take the necessary steps to advise.

The property is still under NHBC warranty.

There is underfloor heating throughout all rooms.

Lower Ground Floor

Cloakroom

Low level toilet, wash hand basin.

Living Room

Double glazed rear aspect doors to Conservatory, three skylight windows, spotlights.

Kitchen

Wall and base units, work surfaces, double oven and hob, sink unit, dish washer, fridge freezer and microwave, breakfast bar, spotlights.

Office/ Utility

Two double glazed front aspect windows, plumbing for washing machine, worktop and cupboard, space for appliances.

Conservatory

Bi-folding doors from kitchen.

Ground Floor

Bedroom 2

Two double glazed rear aspect windows, wardrobe, spotlights.

Bedroom 3

Double glazed front aspect window, spotlights.

Bedroom 4

Double glazed front aspect window, spotlights.

Bathroom

Bath, walk-in shower, low level toilet, wash hand basin.

First Floor

Bedroom 1

Rear aspect doors onto balcony, with great views of the river and countryside, spotlights.

En-Suite

Jacuzzi bath, walk-in shower, storage cupboard, low level toilet, wash hand basin with cupboards below, extractor.

Dressing Area

Skylight window.

Rear Garden

Decked area, patio, side gated access.

Parking

Garage with up and over door. Gated gravel driveway.







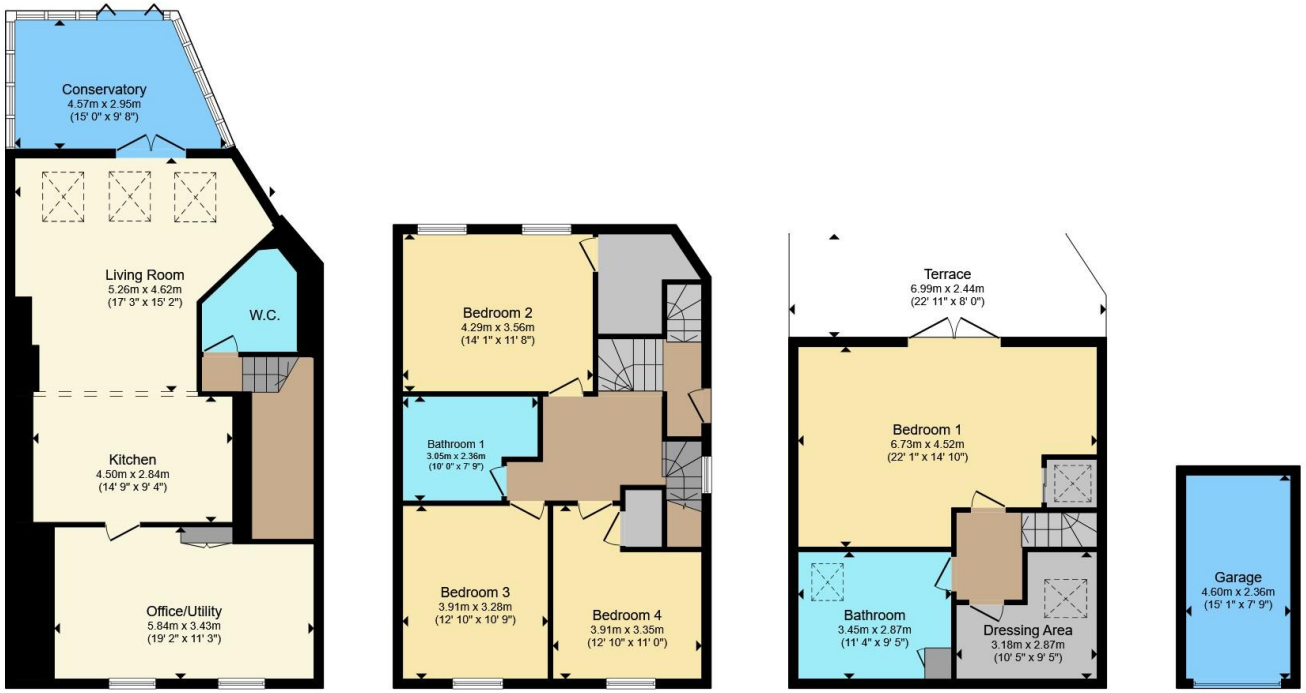












Total floor area 218.0 m² (2,347 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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8-9 South Street
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EPC Rating: B

Council Tax Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318460

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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