



Savoy Street

Seabrook Orchards OIEO £400,000

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This beautifully presented, three-storey, end-of-terrace townhouse offers modern living in the desirable Sea Brook Orchard development. The property benefits from open views over a green space, with three spacious bedrooms, a contemporary kitchen, and elegant finishes throughout, this home combines comfort with style. Conveniently located just off Topsham Road, it offers great connectivity making it an ideal base for enjoying both city life and the surrounding countryside.

Three Storey Town House | End Terrace | Master Suite | Two Generous Double Bedrooms | Spacious Modern Kitchen | Welcoming Lounge | Family Bathroom | Delightful Garden | Garage & Parking | Desirable Location

DESCRIPTION

This elegant three-storey townhouse, built by Bloor Homes, is a showcase of thoughtful design and sophisticated décor. The entrance hall opens into a welcoming lounge where herringbone wooden flooring immediately sets a tone of understated luxury, running throughout the ground floor. The property's interior design is both refined and contemporary, with a carefully chosen colour palette and stylish accents that create a sense of elegance in every room. The rear of the house features a sleek modern kitchen with white slab doors and a contrasting grey worktop, complemented by the continuation of the herringbone flooring. French doors open onto the garden, creating a seamless connection between indoor and outdoor spaces. A small utility area and a downstairs cloakroom complete the ground floor.

The first floor offers two generous double bedrooms, each tastefully decorated to enhance the sense of space and light. The family bathroom is fitted with a modern white suite, including a large shower cubicle and separate bath, all finished to a high standard. On the second floor, the master suite spans the entire level, providing a luxurious retreat. It includes a spacious bedroom, a dressing area with mirrored wardrobes, and a stylish en-suite shower room with a double shower cubicle. Every room in the house has been thoughtfully



designed and decorated to add a touch of class and intrigue, making this home as visually appealing as it is comfortable.

The property enjoys both front and rear gardens, each designed with care and charm. At the front, a small garden sits behind black metal railings, offering a neat, welcoming approach with a storm porch over the front door. The rear garden is a delightful retreat, featuring a central gravel seating area under a pergola, bordered by a well-kept lawn and planted borders. A central fig tree adds character, while a paved path leads to the garage, providing both practical access and an inviting outdoor space. The garage to the side of the property, comes with parking to the front for added convenience.

LOCATION

Situated just off Topsham Road in the sought-after Sea Brook Orchard development, this property enjoys an enviable location with excellent transport links. Topsham's vibrant town centre is within walking distance, offering a range of shops, cafés, and restaurants, while Exeter's city centre is only a short drive away. The area also boasts access to Darts Farm, known for its local produce and boutique shopping, and the Exeter Golf and Country Club. For those who enjoy outdoor activities, scenic walks are easily accessible, including routes down to the picturesque Exe Estuary. With convenient access to major roads, including links to the motorway, the property is ideally located for both local and regional travel.

AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: D

Council: Exeter City Council

Parking: Garage and Off Road Parking

Garden: Rear Garden

Electricity: TBC

Gas: TBC

Heating: TBC

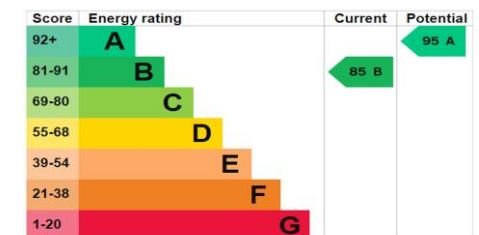
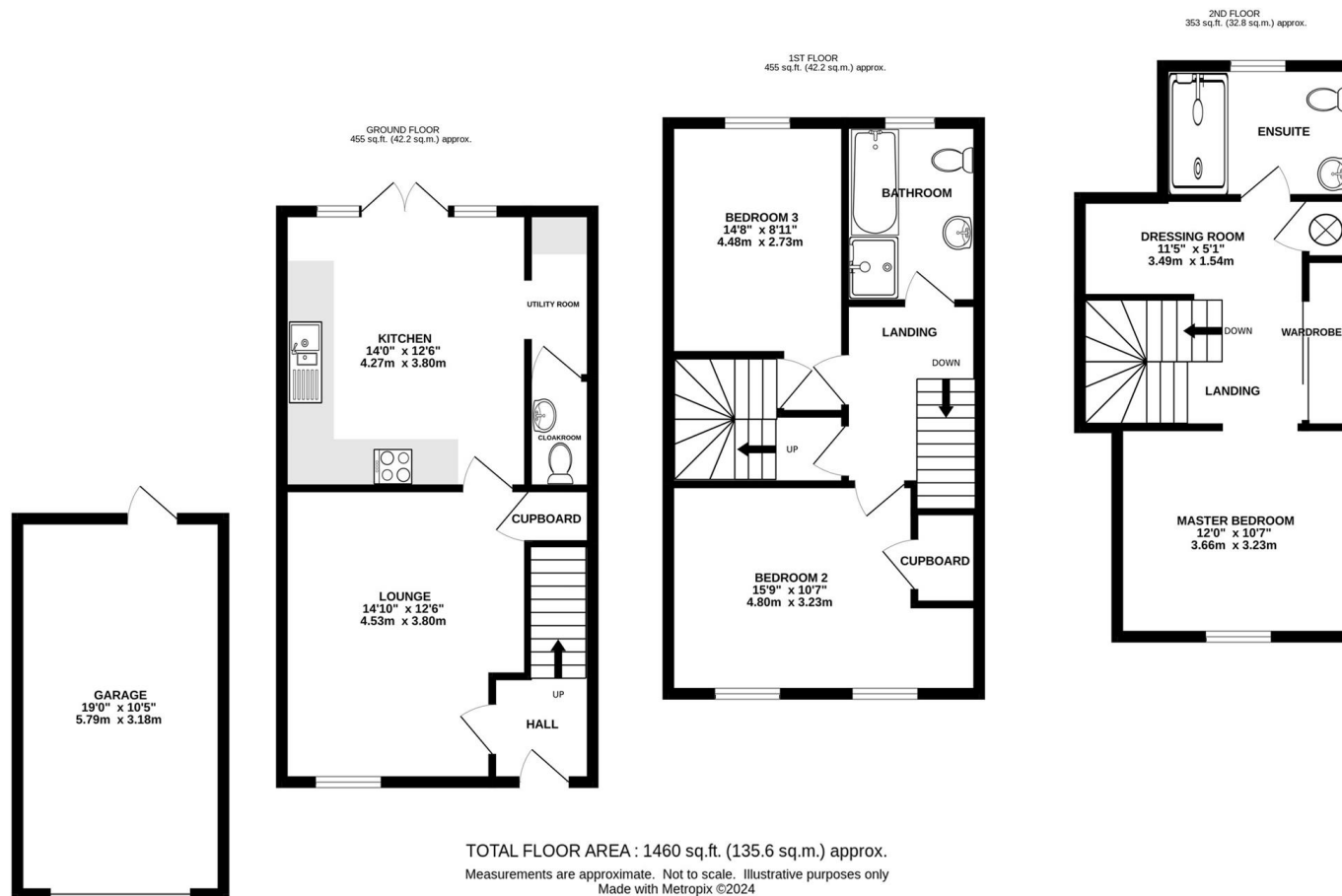
Water supply: TBC

Sewerage: TBC

Broadband: Full Fibre Broadband Available With Upto 1600mbps download and 115 mbps upload

Mobile Signal: Several networks currently showing as available at the property including EE and O2





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.



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