

ELM GROVE ROAD

Topsham, Devon



A WELL PRESENTED AND SPACIOUS DETACHED FAMILY HOUSE WITH FRONT AND REAR GARDENS ON THE EDGE OF TOPSHAM

Summary of accommodation

Ground Floor: Reception hall | Cloakroom | Sitting room | Kitchen/dining room | Reception/study/bedroom five | Utility room

First Floor: Principal bedroom/bathroom suite | Three further bedrooms and bathroom

Outside: Parking | Front and rear gardens

Distances: Exeter City Centre 4.5 miles, M6 (Junction 30) 3 miles
Exeter St Davids Station 5.5 miles, Exeter Airport 6.5 miles, Exmouth 6 miles
(All distances are approximate)

Guide price: £1,750,000

SITUATION

The popular ancient port town of Topsham, on the eastern banks of the River Exe Estuary, just to the south of Exeter, is famous for its shipbuilding and maritime heritage, 17th century Dutch style architecture and charming narrow streets and there is an excellent selection of amenities including primary school, range of independent shops, supermarket, pubs, cafes, excellent restaurants, doctor's surgery, museum and antique shops, including the former Customs House on the quay. There is a variety of sporting facilities including sailing, rugby and bowls clubs, outdoor swimming pool, bowling green and tennis courts, as well as the annual Topsham Food Festival.

There are ferries across the estuary from Topsham to both the Turf and Double Locks pubs and scenic walks include the Exe Estuary Trail, a 16 mile, mainly flat, cycle and walkway all around the estuary taking in pretty nearby villages such as Lypstone. The Exe Estuary is one of the most important estuaries in Europe for wildlife, particularly migratory birds, and the RSPB Bowling Green Marsh nature reserve is close by.

Also very nearby is Dart's Farm shopping village, winners of the Farm Retail Awards best farm shop in the UK 2025, offering restaurants, cafes, shops, wellness spa etc.

At Exmouth, at the mouth of the estuary, is a marina and sandy beach providing excellent facilities for sailing and other water sports.

There is a good selection of schools in the area with Topsham primary school and secondary schools including Clyst Vale Community College and in Exeter, as well as Exeter College sixth form college and private schools with Exeter School and The Maynard School for girls.

The university and cathedral city of Exeter is a short distance away with its many cultural, shopping, culinary, leisure and sporting facilities, including theatres, cinemas, museum, Exeter Golf and Country Club (1.8 miles) and one of the UK's top universities. Sandy Park, home of Exeter Chiefs, is just 3.5 miles away.





There is quick access onto the M5 motorway at junction 30 and at Topsham, within very easy walking distance, is a station with regular services to Exeter and Exmouth. In Exeter there are stations with mainline connections to London (Paddington and Waterloo) and Exeter Airport is an easy drive away with flights to both domestic and international destinations.

THE PROPERTY

19B Elm Grove Road is situated on the edge of Topsham, near to the River Clyst, the historic Bridge Inn pub, Dart's Farm and the station, but within an easy walk of all of its facilities.

The house is set well back from the road and the entrance drive leads into a broad parking and turning area in front of the house. The front door opens into the reception hall with exposed boarded flooring at the centre of the house and a door leads into the spacious 22 foot sitting room, also with exposed boarded flooring, inglenook style fireplace with woodburner and French doors to the gardens.

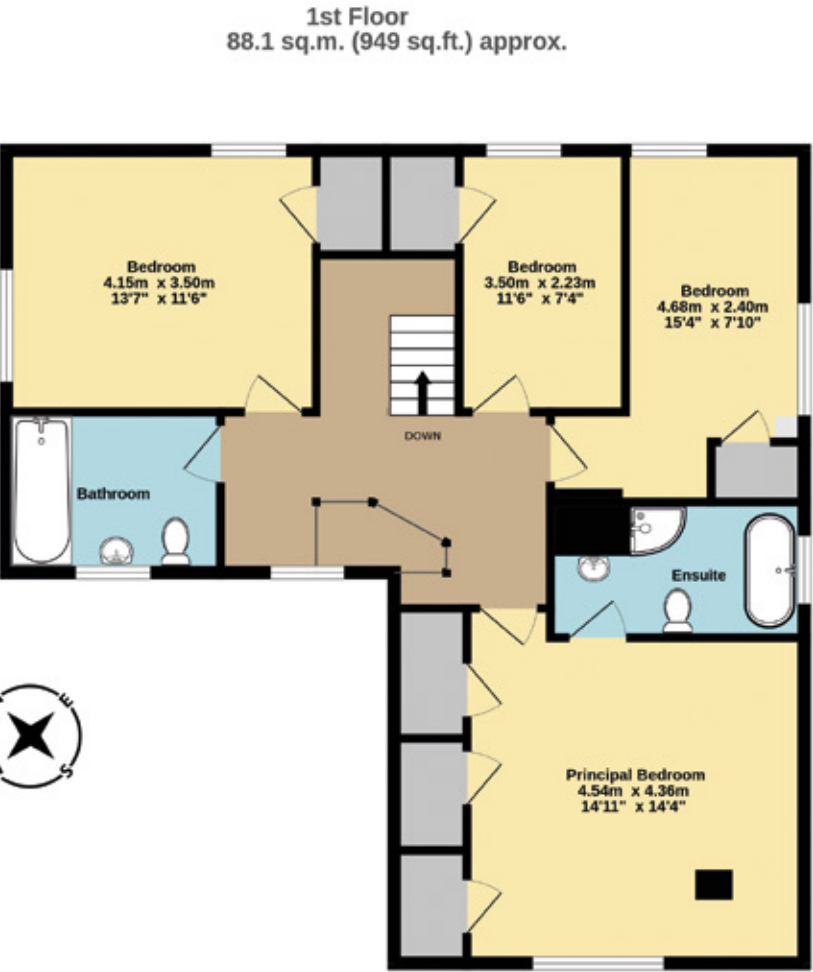


Glazed double doors open into the large open plan kitchen/dining room with tiled flooring, island with breakfast bar, fitted kitchen and French doors out to the terrace and garden. The utility room is off the kitchen and also off the hall is the study/snug with exposed boarded flooring and the cloakroom.

On the first floor is the principal suite with bedroom with built-in wardrobe cupboards and bathroom with both bath and shower. There are three further bedrooms and a family bathroom.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
201.2 sq.m. (2166 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Beside the entrance driveway is a good sized lawned front garden fringed by ornamental plants, shrubs and trees, as well as a partly walled, stone paved, terrace area.

French doors from the kitchen/dining room open to the enclosed back garden with timber decked terracing encompassing a level lawned area, ornamental plants, shrubs and trees, and a view to the River Clyst, providing delightful, sheltered spots for outdoor dining and sitting.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, drainage and electricity. Gas central heating.

Local Authority: Exeter City Council: 01392 277888

EPC: C

Council Tax: G

Directions: EX3 0EQ



I would be delighted
to tell you more.

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