



**East of**   
ESTATE AGENTS

**Retreat Road**  
Topsham £495,000

# Retreat Road

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Characterful three-bedroom end terrace home located in sought-after Topsham within easy walking distance to local amenities including the River Exe. The property offers two reception rooms, well-appointed kitchen, downstairs cloakroom, family bathroom, lovely rear garden, garage and parking. Ideal property for families, first time buyers or investment opportunity.

End Of Terrace | Three Bedrooms | Two Reception Rooms | Well Appointed Kitchen | Cloakroom | Family Bathroom | Enclosed Rear Garden | Garage and Off-Road Parking | Sought After Location | No Ongoing Chain

## DESCRIPTION

Attractive three-bedroom end-terrace home in sought-after Topsham. Offering two reception rooms, kitchen, downstairs cloakroom and family bathroom. Three well-proportioned bedrooms. Rear garden with shed and gated access to garage and parking. Close to local amenities, schools and transport links. Ideal family home in a desirable location and just a short walk into Topsham town centre.

A well-presented three-bedroom mid-terrace home situated in the highly sought-after area of Topsham, offering spacious and versatile accommodation ideal for modern family living.

The ground floor comprises two reception rooms providing flexible living and dining spaces, along with a well-appointed kitchen and the added convenience of a downstairs cloakroom.

To the first floor are three bedrooms served by a family bathroom, making the layout practical for both families and guests alike.

Externally the property benefits from a delightful rear south east facing garden, complete with covered loggia and useful shed. A gate from the garden provides access to a garage and off-road parking, adding further



appeal and convenience.

Positioned in a popular residential location close to local amenities, transport links and Topsham's charming centre, this property presents an excellent opportunity for buyers seeking a well-balanced home in a desirable setting.

### LOCATION

Situated in the highly sought-after estuary town of Topsham, this property enjoys a prime position within easy reach of the town centre. Topsham is renowned for its historic charm, colourful streets, and strong sense of community, offering an excellent selection of independent boutiques, cafes, traditional pubs, and highly regarded restaurants, many with views across the Exe Estuary.

The town is particularly popular for its sailing and outdoor lifestyle, with access to the Exe Estuary Trail providing scenic walking and cycling routes, as well as opportunities for watersports.

Topsham also benefits from excellent transport links, including its own railway station with regular services to Exeter, along with easy access to the M5 and A30. The property is less than a five minutes' safe walk from Topsham Primary School. Making this an ideal location for families, professionals, and those seeking a vibrant yet relaxed coastal lifestyle.

### 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: Small Parking Space to The Rear and Permit Parking

Garden: Lovely Rear Garden

Electricity: Mains

Heating: Mains Gas Boiler

Water supply: Mains

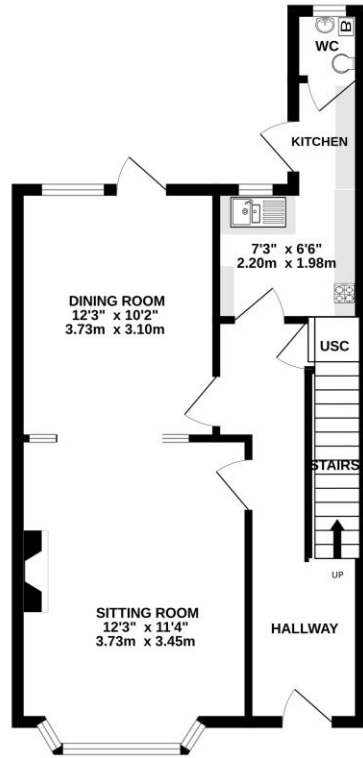
Sewerage: Mains

Broadband: Full Fibre Broadband Available to Order with up to 1600mbps download and with up 115mbps upload.

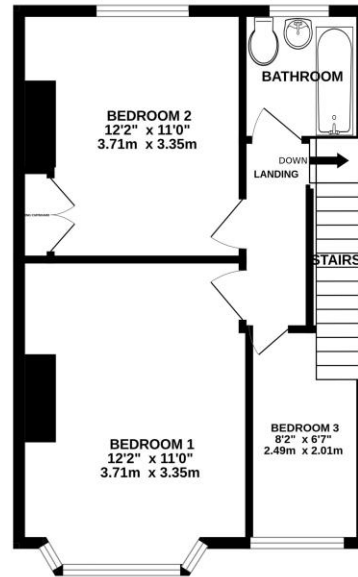
Mobile Signal: Several networks currently showing as available at the property including EE



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropis ©2026



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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