



East of 
ESTATE AGENTS

Nurseries Close
Topsham £285,000

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Beautifully presented two-bedroom mid-terraced home in the sought-after town of Topsham. Offering a bright living room, well-appointed kitchen overlooking the rear garden, two generous bedrooms, family bathroom, and an enclosed garden with patio, all within easy reach of local amenities and transport links.

Two bedrooms | Mid Terrace | Enclosed rear garden | Sitting Room | Family bathroom | Kitchen | Quiet Location | Close to local amenities | Allocated parking & Garage

DESCRIPTION

A beautifully presented two-bedroom mid-terraced home, offering bright and well-proportioned accommodation throughout.

Upon entering the property, you are welcomed into a spacious and light-filled living room, creating a warm and inviting atmosphere. The accommodation flows seamlessly through to the well-appointed kitchen, which offers worktop space and enjoys an attractive outlook over the enclosed rear garden, making it both a practical and sociable.

To the first floor are two generously proportioned bedrooms, each providing comfortable accommodation, complemented by a well-presented family bathroom.

Outside, the enclosed rear garden offers a private and low-maintenance space to enjoy throughout the seasons. A paved patio provides the perfect setting for al fresco dining, or simply unwinding with family and friends.

The property further benefits from an allocated parking space and a garage, providing convenient off-road parking and additional storage.



LOCATION

Situated in the highly desirable estuary town of Topsham, Nurseries Close enjoys a peaceful residential setting within easy reach of the town's excellent amenities. Topsham is renowned for its charming character, historic streets, independent shops, cafés, pubs and restaurants, together with everyday conveniences.

The picturesque quayside and River Exe Estuary are just a short distance away, offering scenic walks, cycling routes and a range of outdoor activities. Excellent transport links include Topsham railway station with regular services to Exeter and Exmouth, while the M5 and A30 are also easily accessible. The cathedral city of Exeter lies approximately four miles away, providing an extensive range of shopping, leisure and cultural facilities.

Offering a wonderful combination of character, convenience and connectivity, Topsham continues to be one of Devon's most sought-after places to live.

AGENT NOTES

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

Tenure: Freehold

Council Tax Band: C

Council: Exeter City Council

Parking: One parking space

Garden: Enclosed rear garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

Water supply: Mains

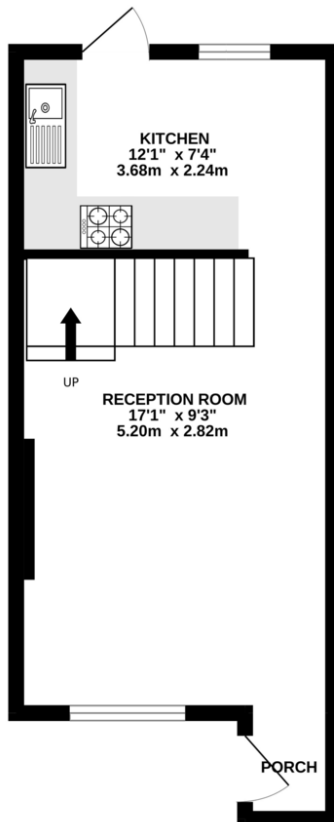
Sewerage: Public

Broadband: Full Fibre Broadband available with up to 1600mbps download and 115mbps upload

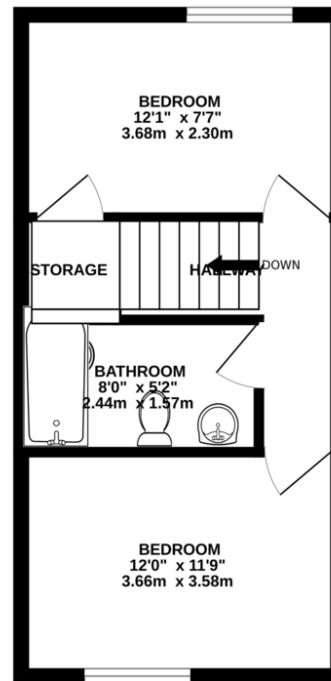
Mobile Signal: Several networks currently showing as available at the property including. EE & Vodafone



GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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