



East of 
ESTATE AGENTS

East & West of XE

Parkfield Road
Topsham £695,000

Parkfield Road

Topsham £695,000

Elegant and spacious period home in the heart of Topsham, thoughtfully updated to combine modern living with original charm. Featuring light-filled interiors, high ceilings, three bedrooms, family bathroom, stylish extended kitchen/dining/family room with garden access, separate living room, utility, large rear garden, front-to-rear access and off-road parking. A beautifully presented home in a highly desirable location.

Located in the heart of Topsham | Three Bedrooms | A close level walk to shops and the nearby train station | Mid terraced 1920's house | Extended to create a large open plan kitchen/living/dining room | Separate cosy sitting room | French doors to the south west facing gardens | Family bathroom |

DESCRIPTION

Situated in the heart of the highly sought-after town of Topsham, this elegant and spacious period home has been thoughtfully updated by the current owner to provide stylish, contemporary living while preserving its wealth of original character and charm.

Beautifully presented throughout, the property boasts elegant interiors, high ceilings and quality finishes, creating a welcoming and versatile home. At its heart is an impressive extended kitchen/dining/family room, designed for modern living and entertaining, with French doors opening onto the generous rear garden. A separate living room offers a cosy retreat, while a practical utility room with WC adds further convenience.

Upstairs, the property offers three well-proportioned bedrooms served by a family bathroom, providing comfortable accommodation for families, professionals or those looking to downsize without compromise.

French doors from the kitchen sitting area open onto a generous, south-west facing garden - an ideal space for relaxation and outdoor entertaining with thoughtfully planted borders, level lawns, and a variety of mature shrubs and trees create an attractive and private setting.



A side area to the property provides additional space for practical. The property also benefits from front-to-rear access and the added advantage of off-road parking, a valuable feature in this central Topsham location.

LOCATION

Parkfield Road enjoys a highly sought-after location in the heart of Topsham, one of Devon's most desirable estuary towns. Positioned within easy walking distance of Topsham's charming independent shops, cafés, restaurants, and excellent local amenities, the property also benefits from convenient access to Topsham railway station, regular bus services, and the M5, providing excellent links to Exeter and the surrounding coast. The area offers a wonderful blend of community spirit, riverside walks, and scenic beauty, making it an ideal setting for both relaxation and modern living.

AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: C

Council: Exeter City Council

Parking: Off road parking

Garden: Enclosed rear garden

Electricity:

Gas:

Heating:

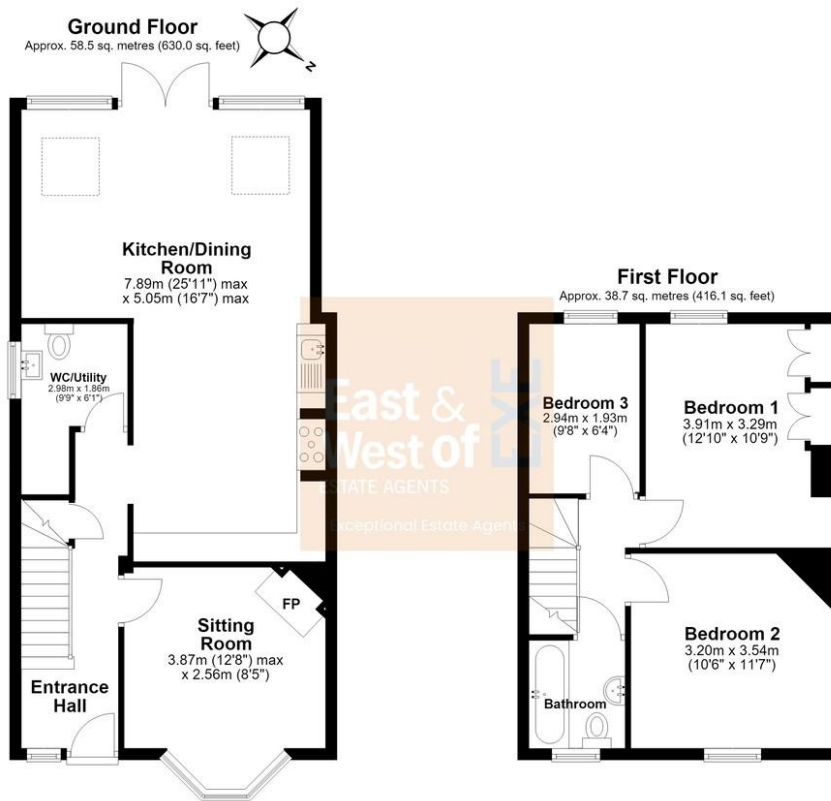
Water supply:

Sewerage:

Broadband:

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-10	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.



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

Registered in England no. 07121967