



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



2 Allocated Spaces



Enclosed Rear Garden

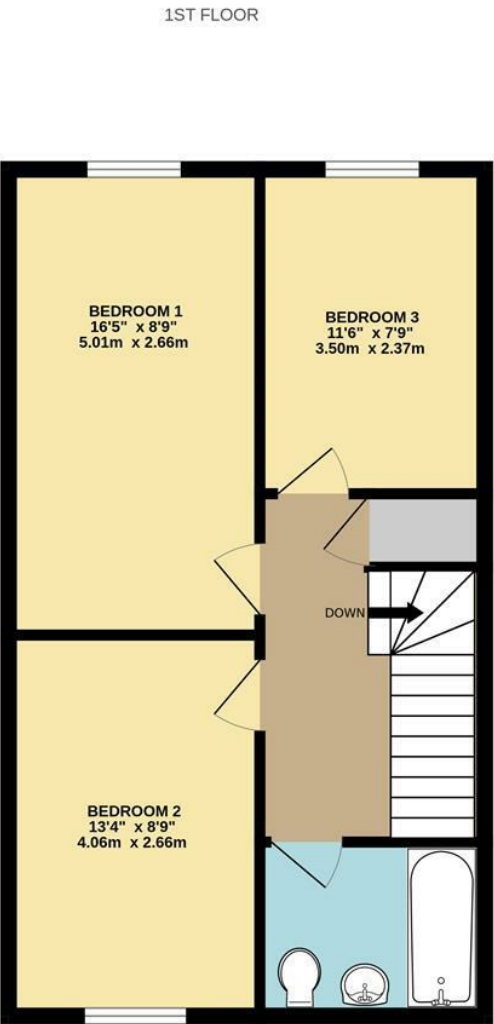
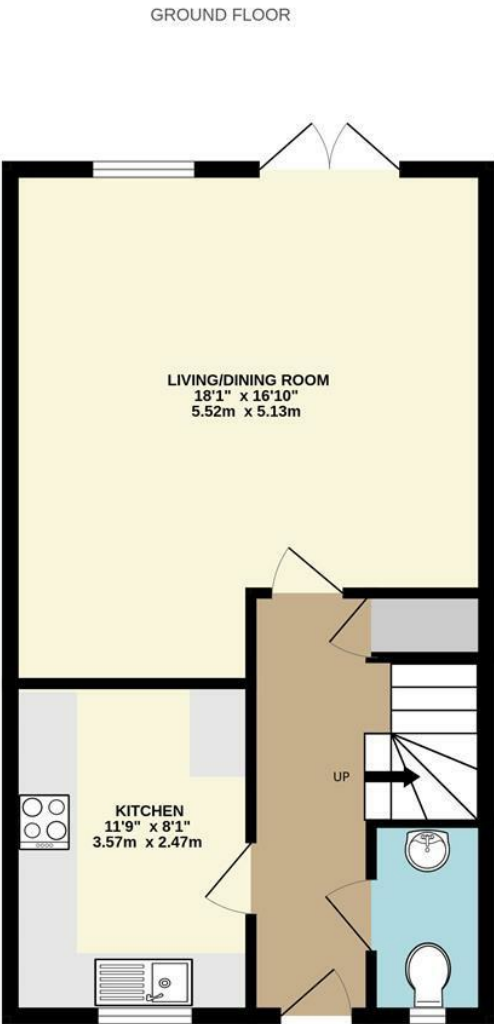


Council Tax Band: D

£430,000 Freehold

9 Carrick Mill,
Topsham, Exeter, EX3 0FQ

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A beautifully presented three-bedroom semi-detached home located in this highly desirable location.

Built by Strongvox Homes, the property forms part of an attractive development of just 28 homes, arranged around a landscaped communal green with additional visitor parking available.

Situated just off Newcourt Road in the sought-after estuary town of Topsham, the property enjoys a highly desirable setting. Renowned for its rich maritime heritage and charming character, Topsham offers an appealing mix of period architecture and contemporary homes. The town boasts an excellent range of amenities including independent shops, cafés, restaurants, pubs, churches, a primary school, a bowling club and a sailing club. Topsham Railway Station provides convenient links to both Exeter and Exmouth.

The accommodation is light, spacious and well presented throughout. The ground floor comprises an entrance hall, cloakroom, modern fitted kitchen, and a generous living/dining room with direct access to the rear garden. On the first floor are three double bedrooms and a stylish family bathroom.

Outside, the enclosed rear garden is predominantly laid to lawn and extends around the side of the property, creating a larger-than-average outdoor space. A paved pathway provides access to the front of the house, and there is also a useful garden shed for storage.

To the front of the property are two allocated parking spaces arranged in tandem.

Early internal viewing is highly recommended.

AGENTS NOTE

The current owner owns the property on a 45% Shared Ownership basis with Sovereign Network Group. The advertised price of £430,000 is for the full 100% share and will be subject to the current owner completing a staircasing application with Sovereign Network Group. Please contact us for further information.

MATERIAL INFORMATION

Agents Note: Solar panels are installed on the roof of the property.

Construction notes: Brick.

Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: Vodafone.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.







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ESTATE AGENT
IN EXETER



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2025
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