



East of 
ESTATE AGENTS

The Retreat Drive
Topsham OIEO £550,000

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An exceptional ground floor apartment within an elegant Grade II listed riverside residence dating from the late 1700s, enjoying stunning views across the River Exe and towards the Haldon Hills. Rich in period character, the spacious and versatile accommodation includes up to five bedrooms, a magnificent sitting room opening onto a balcony overlooking the river, generous kitchen/breakfast room, garage, parking, cellar storage and beautifully maintained communal grounds.

Grade 2 Listed Apartment | Historic Riverside Mansion | Panoramic River Exe Views | Period Balcony Over Looking The River | Up To Five Bedrooms | Ensuite Principle Bedroom | Large Sitting Room | Kitchen/Breakfast Room | Garage and Parking | Cellar Store

DESCRIPTION

This spacious and characterful apartment is entered via an enclosed entrance porch with tiled flooring and windows overlooking the gardens and River Exe, leading into a long and welcoming entrance hallway. The impressive double aspect living room enjoys tall sash windows and French doors opening onto a balcony, all taking full advantage of the stunning views across the gardens, River Exe and surrounding countryside. Period features include ornate coving, a feature fireplace and wall lighting, creating an elegant and inviting living space.

The kitchen/breakfast room is fitted with a comprehensive range of units, ample worktop space and a breakfast bar, with access through to a separate utility room providing additional storage and appliance space. The generous principal bedroom also benefits from French doors to the balcony, wonderful far-reaching views, fitted wardrobes and an en-suite shower room. There are four further double bedrooms, offering flexible accommodation for family living, guests or home working, along with a family bathroom and an additional modern shower room.



A particularly versatile section of the property includes an attractive reception room with stripped wood flooring, exposed ceiling timber and an adjoining kitchenette area, ideal for multi-generational living or guest accommodation. The property also benefits from access to substantial basement storage rooms.

Outside, the property enjoys use of beautifully maintained communal gardens, predominantly laid to lawn with mature beds and borders, all enjoying a desirable south-westerly aspect and exceptional views over the River Exe. A communal driveway provides visitor parking and access to a generous garage with power, lighting and additional storage.

LOCATION

The Retreat Drive enjoys an enviable position within Topsham, one of the South West's most desirable estuary towns, renowned for its charming character, historic architecture and vibrant community atmosphere. Situated on the outskirts of the town, the property is just a short walk to enjoy Topsham's excellent range of independent shops, cafés, restaurants, pubs and amenities.

The town is particularly well known for its picturesque waterside setting along the Exe Estuary, with beautiful walks, sailing facilities and access to the Exe Estuary Trail providing excellent opportunities for outdoor recreation. Topsham also benefits from a mainline railway station with connections to Exeter and beyond, while the Cathedral City of Exeter lies only a few miles away, offering a wider range of shopping, dining and cultural facilities together with access to the M5 and regional transport links.

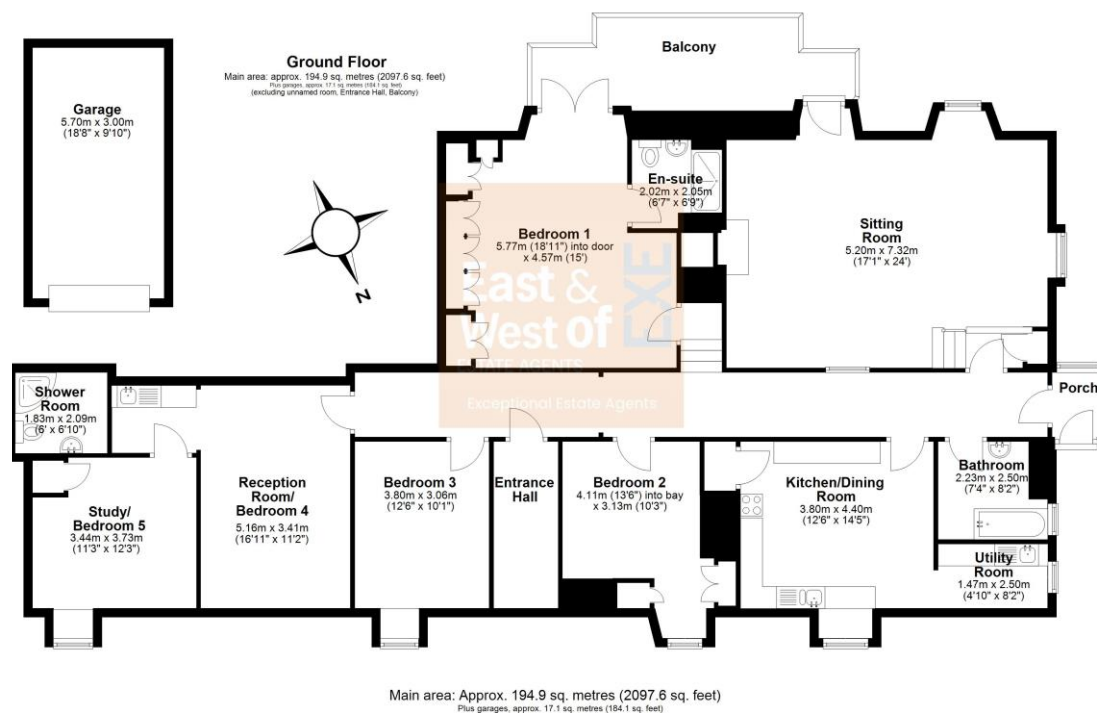
Combining a relaxed waterside lifestyle with excellent convenience and connectivity, Topsham remains one of Devon's most sought-after locations.



AGENTS NOTES

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

Tenure: This apartment is leasehold
 Years Left Remaining: Approx. 974
 Service charge: £750.00 Per Quarter
 Ground rent: £1 - Peppercorn
 Management Company: Retreat Management Company
 Electricity: Mains
 Heating: Mains Gas Boiler
 Water: Mains
 Sewerage: Mains
 Council Tax Band: F
 Council: Exeter City Council
 Parking: Garage and Communal Parking
 Garden: Communal Gardens
 Broadband speed: Fibre To Cabinet
 Available with up to 76mbps download
 And 15mbps upload.
 Mobile Signal: Several networks currently showing as available at the property including 3 and Vodafone.
 Boat Mooring: A Boat Mooring opposite the property may be arranged



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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