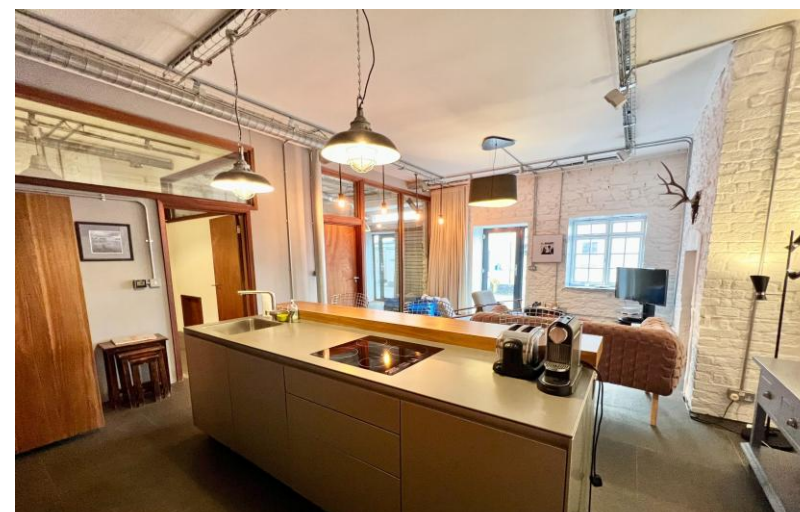




£395,000
Bodgers Hole, Ferry Road, Topsham, Exeter, Devon, EX3 0JJ



A beautifully presented and truly unique 17th century boathouse, occupying a prime position opposite the River Exe and just moments from the town centre. Thoughtfully refurbished in a distinctive retro-industrial loft style, the property combines original character with contemporary design, featuring exposed metal trunking, impressive high ceilings, air management systems, extensive glazing and high-quality fixtures and fittings throughout. An exceptional holiday home or investment opportunity, having been successfully operated as an Airbnb by the current owner.

- Open Plan Sitting/Dining/Kitchen
- Two Double Bedrooms
- Bathroom
- Garage
- No Onward Chain

LOCATION: Topsham is an ancient port situated 4 miles south east of the cathedral city of Exeter on the beautiful Exe Estuary. The town is steeped in history and famed for its ship-building past and the Dutch architecture found in the older part of the town and in particular The Strand. With easy commuting and access to the M5, only a 5 minute drive away, Topsham is also well served by rail. The useful branch line operates between the coastal town of Exmouth 7 miles away and Exeter St David's, connecting it to the national network. Exeter airport is some 5 miles away.

Today, Topsham is considered a special place to live and boasts excellent local amenities including a school, outside swimming pool, bowling green, tennis courts, doctor's surgery, sailing club, extensive range of independent shops together with numerous pubs, cafes and highly regarded restaurants. It is also popular for its boating, cycling routes, antiques centre and bird watching nature reserve.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

STEP UP TO:-

Glazed entrance door with glazed side panel to:-

OPEN PLAN SITTING/DINING/KITCHEN 25' (7.62m) x 16' 9" (5.11m)

SITTING/DINING AREA

Multi-paned window to the front with deep shelf under. Feature recessed fireplace housing woodburner. Pendant light. T.V. point. Large glass panelled wall. Door to the garage. Basalt flooring continuing through to the kitchen area.

KITCHEN AREA

Central Island unit with deep oak top and stone worktop surface. Space under for bar stools. Two retro style ceiling pendant lights over. Inset stainless steel sink with stainless steel taps. Four ring Zug induction hob. Soft close pull-out double waste disposal. Integrated Miele dishwasher. Three soft close pull-out drawers for kitchen utensils. Double wardrobe style Balthaup freestanding unit

housing Siemens tall fridge and adjacent cupboard housing Siemens oven with two slatted wooden shelves under. Further matching single wardrobe style Balthaup freestanding unit housing three slatted wooden shelves for microwave and kitchen utensils. Hooks on the inside of the door for glasses and cups etc. Heatmiser temperature control unit. Basalt flooring. Door to Bedroom 2. Door with window panel over letting in natural light, to:-

BEDROOM 1 12' (3.66m) x 9' 7" (2.92m)

Two stainless steel pendant ceiling lights. Two wall lights. T.V. point. Basalt flooring. Heatmiser temperature control unit.

BATHROOM 10' 4" (3.15m) x 9' 7" (2.92m)

Luxury freestanding bath with swan neck tap. Totally open wet room with Triton shower. Stylish vanity unit with inset oval wash basin. Large window panel over letting in natural light. Low level enclosed flush W.C. Stunning Bisazza wall coverings. Chrome runged radiator/towel rail. Basalt flooring. Door to:-

BEDROOM 2 9' 7" (2.92m) x 9' 2" (2.79m)

Built-in single wardrobe with hanging rail. Basalt flooring. Heatmiser temperature control unit. Large glass window panel letting in natural light.



GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.

GARAGE 15' 10" (4.83m) x 10' 7" (3.23m)

Roller Door. Single storage cupboard. Double base cupboard with shelving over and recess housing Vortice extractor unit. Boiler. Utility meters. Two large stainless steel ceiling pendant lights. Basalt flooring.

DIRECTIONS

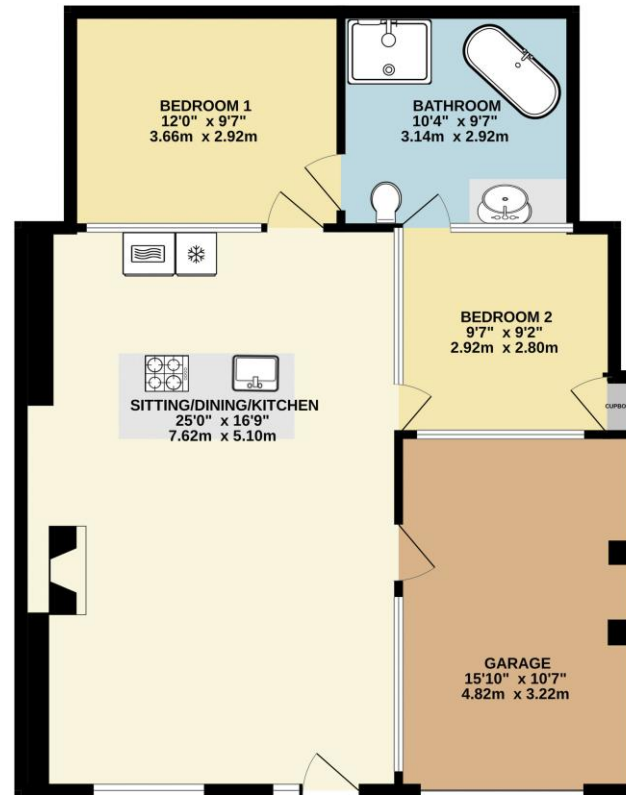
From Topsham town centre, head down the hill past The Anglican church towards the mini roundabout. Just before the roundabout, turn sharp right onto Ferry Road and Bodgers Hole will be located on the right hand side.

WHAT3WORDS///eagles.rails.baking

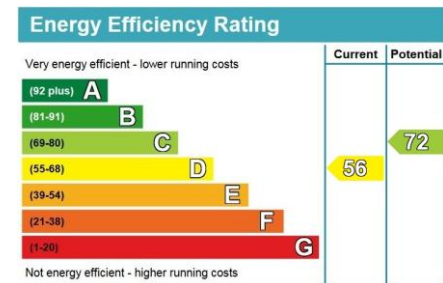
TENURE: Leasehold - 999 year lease from 30th January 2012. 985 years remaining.

CHARGES: Peppercorn rent. Annual Insurance
Rent for year 2026/27 - £455.63

COUNCIL TAX BAND: Currently Council Tax Exempt



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.
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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Telephone:
01395 265530
Email:
exmouth@hallandscott.co.uk
Website:
www.hallandscott.co.uk
Address:
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

