



East of 
ESTATE AGENTS

Pound Lane
Topsham £445,000

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Spacious four-bedroom semi-detached home in sought-after Pound Lane, Topsham, offering an excellent opportunity to update and create a superb family home. Features include a lounge/dining room, conservatory, kitchen, cloakroom/WC, integral garage, driveway parking for two vehicles, four good-sized bedrooms, family bathroom, and an enclosed south-facing rear garden.

Semi Detached | Four Bedrooms | Kitchen | Lounge/Diner | Ground Floor WC | Family Bathroom | Garage | Driveway Parking for Two Cars | South Facing Garden |

DESCRIPTION

Situated in the sought-after residential location of Pound Lane, Topsham, this spacious four-bedroom semi-detached home presents an excellent opportunity for buyers looking to create a wonderful family home. Now in need of some updating and modernisation, the property offers generous accommodation with plenty of scope for a purchaser to put their own stamp on it.

The ground floor comprises a spacious lounge through to the dining room, providing an excellent family living and entertaining space. The kitchen enjoys direct access to the conservatory via a separate door. The conservatory overlooks the south-facing rear garden, creating a pleasant connection between the house and outdoor space. Further ground floor accommodation includes a convenient cloakroom/WC and internal access to the integral garage.

On the first floor are four well-proportioned bedrooms, all offering good family-sized accommodation, together with a family bathroom.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, an integral garage, and an enclosed south-facing, level rear garden. Offering generous living space within one of Topsham's most popular addresses, this is a rare opportunity for purchasers seeking a property they can update and personalise to suit their own tastes and requirements.



LOCATION

Pound Lane is a desirable residential address situated in the heart of Topsham, a highly regarded estuary town on the outskirts of Exeter. Known for its charming character and strong sense of community, Topsham offers a wonderful blend of historic architecture, independent shops, waterside pubs and cafés, all set along the banks of the River Exe.

The property is conveniently positioned within easy reach of Topsham's bustling Fore Street, where you'll find a variety of local amenities including boutiques, delicatessens, restaurants and everyday essentials. The area is particularly popular with families and professionals alike, benefiting from well-regarded schools, scenic riverside walks and sailing opportunities.

For commuters, Topsham benefits from its own railway station providing links to Exeter and along the coast, while Exeter city centre is just a short drive away, offering a more extensive range of shopping, dining and cultural facilities. The nearby M5 motorway and Exeter International Airport further enhance connectivity. Pound Lane enjoys the best of both worlds - a peaceful setting within a vibrant estuary town, making it an ideal location for those seeking a relaxed lifestyle with excellent amenities close at hand

AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: D

Council: Exeter City Council

Parking: Parking to the front, Garage and Permit parking

Garden: Rear Garden

Electricity: Mains

Gas: Mains

Heating: Gas Central

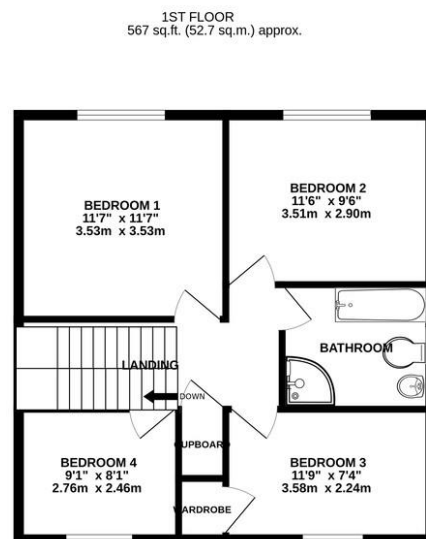
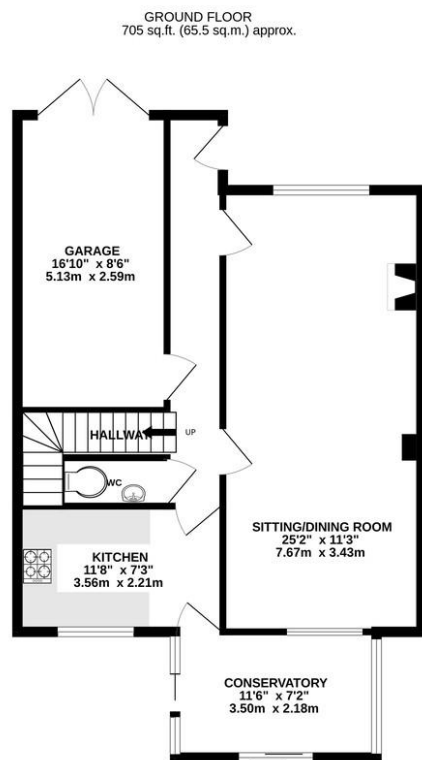
Water supply: Mains

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 and 02.





TOTAL FLOOR AREA: 1273 sq.ft. (118.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	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.



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