

STAGS

5, Bosun Close

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, Exeter, Devon EX2 7GX

Exeter Cathedral (3.3 Miles), Topsham station (1.1Miles)

A beautifully presented four-bedroom detached family home with excellent parking, garage and attractive rear garden.

- Detached family home
- Two en-suites
- Extended living space
- Parking for five
- Council tax band: F
- Four double bedrooms
- Stylish kitchen/diner
- Separate study
- Garage
- EPC: B(88)

Guide Price £675,000

SITUATION

Bosun Close forms part of the popular Seabrook Orchards development, situated on the edge of the historic and highly regarded town of Topsham. The property is conveniently positioned for access to the amenities of Topsham, including a range of independent shops, cafés, restaurants, pubs, schools and recreational facilities. The Exe Estuary is also close by, offering a variety of walking, cycling and waterside activities.

There are excellent transport links with Topsham railway station providing services towards Exeter and Exmouth, whilst the M5 motorway is readily accessible. Exeter city centre is approximately 3 miles away and Exeter Airport is also within easy reach.







DESCRIPTION

5 Bosun Close is an attractive detached house which has been thoughtfully extended and offers well-proportioned and versatile accommodation arranged over two floors. The property provides four double bedrooms, two of which benefit from en-suite shower rooms, together with a family bathroom. The ground floor is particularly well suited to modern family living, with a large sitting room, open-plan kitchen/dining space, an extended snug/sunroom overlooking the rear garden and a study which is an ideal work-from-home space.

ACCOMMODATION

The welcoming entrance hall provides access to the principal ground floor rooms and has a cloakroom and stairs rising to the first floor. The generous sitting room has a bay window to the front and leads through to an extended snug, which benefits from a skylight and bi-folding doors opening onto the garden. The kitchen/dining room is a particular feature, with a range of fitted units, integrated appliances, breakfast bar and doors opening to the rear garden. A separate utility room provides useful additional storage and workspace. To the front of the house is a study, offering a useful home working space or potential fifth bedroom.

On the first floor are four well-proportioned double bedrooms. The principal bedroom has fitted wardrobes and an en-suite shower room, whilst the second bedroom also benefits from an en-suite shower room. There are two further double bedrooms, together with the main family bathroom and useful storage cupboards on the landing.

OUTSIDE

To the front of the property is a generous driveway providing parking for up to five vehicles, together with access to the garage and useful bike storage. The rear garden is enclosed and arranged with areas of lawn, patio and decking, providing a good choice of spaces for outdoor dining and entertaining. The garage is divided into two areas, currently providing storage to the front and a home gym to the rear. Side access connects the front and rear of the property.

SERVICES

Utilities: Mains electric, water, gas and drainage.
Heating: Gas combi boiler
Tenure: Freehold
EPC: B(88)
Council tax band: F
Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTES

Current management charge approximately £165 per annum. Seabrook orchards is managed by Trinity Estates. The vendor has advised the property 2 Dutchbarn Lane has a pedestrian right of access across the parking area to access their garden gate.

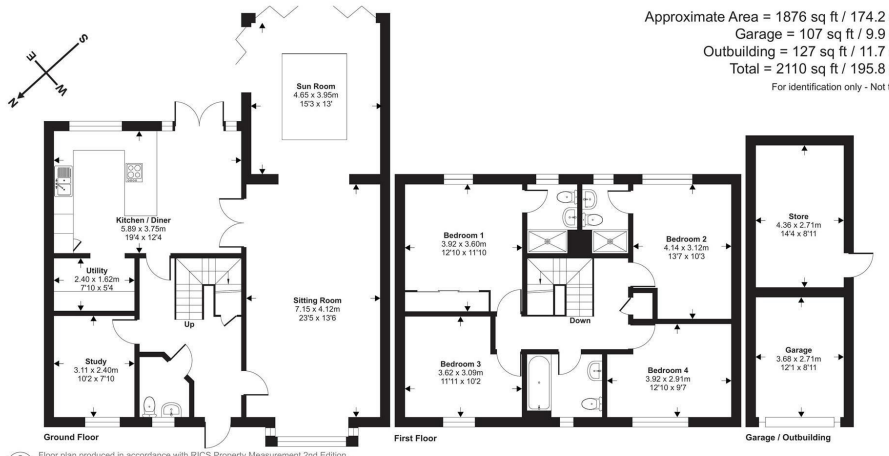


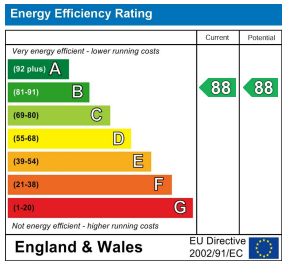




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