



Altamira

Topsham £235,000

East of 
ESTATE AGENTS

East &
West of

Altamira

Topsham £235,000

A spacious and well-presented two-bedroom first-floor apartment within the sought-after Altamira development in Topsham. The property features a generous sitting/dining room, fitted kitchen, family bathroom dedicated front garden, and a private balcony overlooking leafy gardens. Conveniently situated close to local amenities, picturesque waterfront walks, and excellent transport links. Offered for sale with no onward chain.

First Floor Apartment | Spacious Sitting/Dining room | Private Balcony Overlooking Gardens | Modern Fitted Kitchen | Two Double Bedrooms | Family Bathroom | Communal Gardens | Permit Parking | No Onward Chain

DESCRIPTION

A well-presented first-floor apartment offering spacious and light-filled accommodation throughout. The property is accessed via a welcoming entrance hall which leads to a generous sitting/dining room, providing ample space for both relaxation and entertaining. Large windows with far reaching views and a glazed door allow plenty of natural light to flood the room.

The modern fitted kitchen is well-appointed with a range of contemporary wall and base units, complemented by generous work surfaces providing both practicality and style. Thoughtfully designed, the kitchen offers ample storage and preparation space, making it ideal for everyday living, while direct access to the private balcony creates an attractive extension of the living space and offers pleasant views over gardens.

The apartment further benefits from two well-proportioned double bedrooms and a family bathroom. Situated within the highly regarded Altamira development, the property enjoys a convenient position close to Topsham's excellent local amenities, waterfront walks, and transport links. Offered for sale with no onward chain.



LOCATION

Topsham is a charming historic estuary town on the River Exe, known for its scenic riverside setting, Dutch-influenced architecture and vibrant community spirit. Once a busy port and shipbuilding centre, it now blends old-world character with modern life, featuring independent shops, cafés, pubs and regular markets. With excellent walks along the estuary, wildlife on the nearby marshes, community events and easy access to Exeter, countryside and coast, Topsham is widely regarded as a desirable and picturesque place to live or visit.

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: 1161

Service charge: £1,231.84

Ground rent: £79.08

Management Company: Bradleys

Electricity: Mains

Heating: Mains Gas - Combi Boiler

Water: Mains

Sewerage: Mains

Council Tax Band: B

Council: Exeter City Council

Parking: Permit Parking - T1

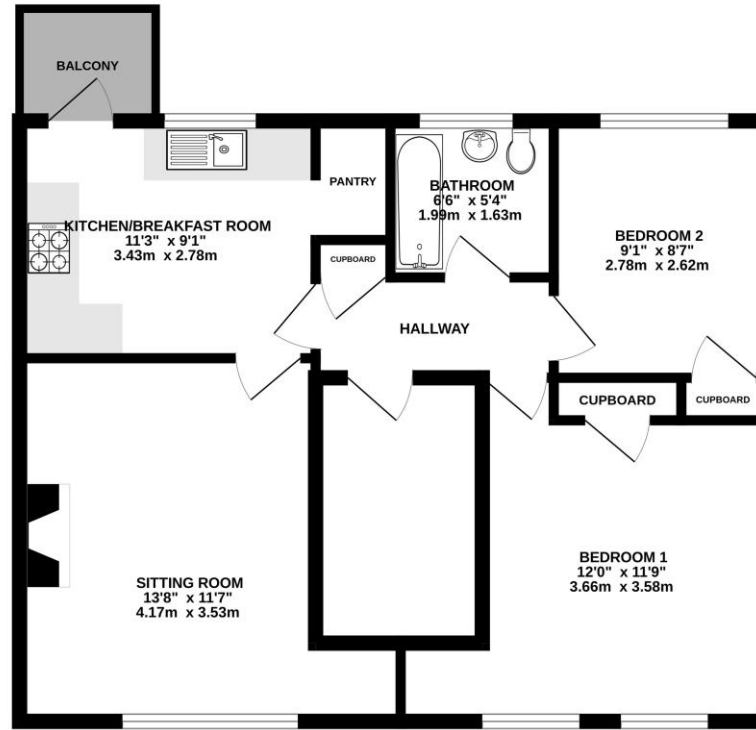
Garden: Balcony and Communal Grounds

Broadband speed: Up to 1130 Mbps (with Virgin Full Fibre to Property) available - none currently at the property

Mobile Signal: Several networks currently showing as available at the property including EE and O2



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA - 593 sq.ft. (55.1 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	69 C	78 C
55-68	D		
39-54	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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