



East of   
ESTATE AGENTS

Majorfield Road  
Topsham OIEO £450,000

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A well-presented three-bedroom mid-terrace property situated in a sought-after and peaceful location in the heart of Topsham. The property offers a thoughtfully designed layout with a spacious lounge, separate dining room, conservatory, and a well-appointed kitchen. Three bedrooms and a modern family bathroom occupy the first floor. The front and rear gardens are beautifully maintained, with the added convenience of a garage and rear access.

Three Bed | Mid Terrace | Spacious Lounge | Dining Room | Kitchen | Conservatory | Family Bathroom | Garage | Delightful Gardens | Central Location

## DESCRIPTION

This charming three-bedroom mid-terrace home is located in the heart of Topsham, positioned along a quiet pedestrian walkway within a well-established terrace of houses. A small front porch opens into a central hallway, where a cloakroom is conveniently located to the side. The spacious lounge features a central fireplace with a gas inset fire set against a red chimney breast, creating a focal point for the room. A large window overlooks the neatly planted front garden and walkway. The internal Oak Pesaro doors throughout the property add a modern and stylish touch. Sliding glazed doors with four large glass panes separate the lounge and dining room, offering the option of an open-plan feel or more intimate spaces. The dining room benefits from French doors that open into a bright conservatory, which provides direct access to the rear garden.

The kitchen is fitted with light ash-effect wall and base units, complemented by a speckled grey and brown granite-effect worktop with matching upstand. An inset drainer sink is positioned beneath a window overlooking the rear garden, and a side door provides additional



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access to the outside. A ceramic hob with an oven beneath is also integrated.

Upstairs, there are three well-proportioned bedrooms. Bedroom one features ample built-in wardrobe storage and shares a front-facing aspect with bedroom three, both overlooking the front garden and walkway. Bedroom two overlooks the rear garden. The modern family bathroom includes a double walk-in shower, white WC, and basin set into a white vanity unit, finished with stone-effect wall panels.

### GARDEN AND GROUNDS

The front garden is set behind a stone wall with an iron gate, leading to a central path bordered by a gravel bed with well-established shrubs and flowering plants. The rear garden is laid to gravel with raised beds and potted plants, providing a low-maintenance outdoor space. A door from the garden gives access to the rear of the garage, while a wooden gate opens to the rear service lane, allowing vehicle access to the front of the garage.

### LOCATION

The property enjoys a quiet yet central location in the highly desirable town of Topsham. Positioned along a peaceful pedestrian walkway, it is just a moments level walk from the vibrant town centre, which offers a range of independent shops, cafés, restaurants, and local amenities. The railway station and doctors' surgery are also within easy reach, enhancing the convenience of this well-placed home.

### AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: C

Council: Exeter City Council Tax

Parking: Garage

Garden: Lovely front and rear garden

Electricity: Mains

Heating: Gas Boiler

Water supply: Mains

Sewerage: Mains

Broadband: Full Fibre Broadband is available with up to 1600mbps download and up to 115mbps upload.

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

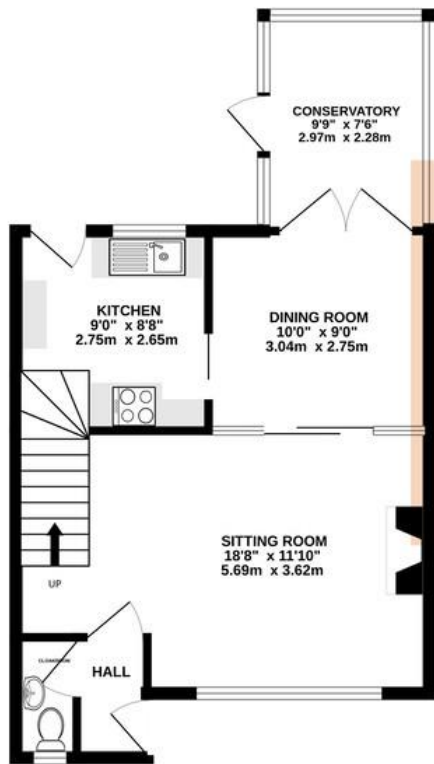


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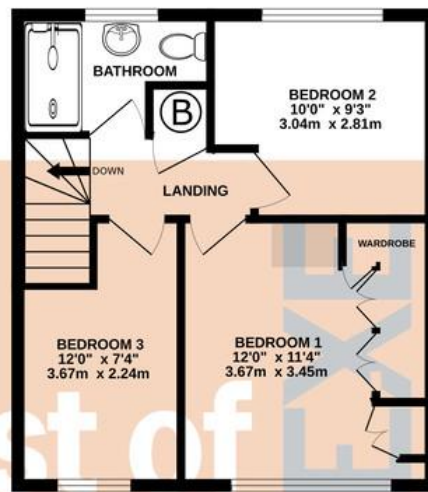
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GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



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TOTAL FLOOR AREA : 870 sq.ft. (80.8 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		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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