

4 Higher Shapter Close

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Topsham, Exeter, Devon, EX3 0AR

Exeter city centre (5.4 miles), M5 junction 30 (3.5 miles), Exeter airport (6.8 miles)

Located in the heart of Topsham, a very well presented detached 2 bedroom bungalow upgraded and modernised with a garage, driveway parking and lovely garden.

- Quiet, private location at the end of a cul-de-sac
- Sitting room and separate dining room
- Ground floor bedroom/garden room
- Driveway parking and garage
- Freehold
- Upgraded and modernised by the current owner
- Modern kitchen/breakfast room
- Fabulous master bedroom with ensuite
- Lovely gardens with summer house
- Council Tax band: E

Guide Price £795,000

SITUATION

Higher Shapter Close is a quiet no-through close, located at the top of Higher Shapter Street a charming road in the heart of old Topsham running off Strand. Topsham is full of excellent facilities including a range of independent shops, quality restaurants, pubs, primary school, outdoor swimming pool, tennis courts, bowling green and a sailing club. It is set on the River Exe and the town was historically world renowned for ship building in the medieval era. Communications are excellent with the city centre of Exeter nearby and a railway station in Topsham.
Exeter boasts shopping, entertainment, restaurants, Exeter Chiefs Rugby Club and a well regarded university. It is just over 2 hours by train to London and also has daily flights from Exeter to London City airport.

ACCOMMODATION

Updated and extended by the current owner, this property offers beautifully presented and highly versatile accommodation, thoughtfully remodelled and improved to create a comfortable and contemporary home. A welcoming entrance hall provides access to the principal rooms and includes useful built-in storage beneath the stairs.
The sitting room is an elegant and inviting space, centred around a wood-burning stove and enjoying a delightful south-facing bay window overlooking the gardens. Double doors connect to the adjoining dining room, which offers flexibility as either a formal dining space or an additional ground-floor bedroom if required.







The kitchen/breakfast room forms the heart of the home and is fitted with a high-quality System 6 kitchen, incorporating an extensive range of storage units, generous work surfaces and integrated NEFF appliances. A dual aspect allows for an abundance of natural light and there is direct access into the garden. The ground floor is further served by a stylishly appointed family bathroom featuring a contemporary four-piece suite, together with a useful utility cupboard and to the rear is a superb triple-aspect reception room with French doors opening onto the garden, offering excellent versatility as a garden room, home office, snug or bedroom. On the first floor is the main bedroom, an impressive room it features exposed beams, bespoke fitted wardrobes, a dedicated dressing area and a contemporary en-suite shower room, whilst dual-aspect windows enjoy attractive views over the surrounding gardens and mature trees.

OUTSIDE

The property occupies a generous wrap-around plot within a quiet and established cul-de-sac, enjoying an exceptional degree of privacy afforded by mature trees, shrubs and well-established planting.
To the front, attractive planted borders frame the approach to the property, whilst a gravelled driveway provides off-road parking for up to three vehicles. A detached single garage, located opposite the property, benefits from an electric roller door and power supply.
The gardens extend around the property and comprise areas of level lawn, raised flower beds, productive vegetable plots and a small orchard with fruit trees. Two paved terraces provide ideal spaces for al fresco dining and entertaining, whilst the mature planting creates a peaceful and secluded setting throughout the seasons.
Positioned within the garden is a fully insulated garden room, constructed in 2021 and fitted with power, lighting and internet connectivity, making it ideally suited for home working, hobbies or additional recreational space. A timber garden shed provides further practical storage.

SERVICES

Utilities: Mains gas and electricity
Heating: Gas central heating
Drainage: Mains
Tenure: Freehold
Located in a conservation area
Standard, ultrafast and superfast broad band available.
EE, O2, Three and Vodafone mobile networks available (Ofcom).
Current Council Tax band: E

DIRECTIONS

What Three Words: ///cubs.token.keep







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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