



East of 
ESTATE AGENTS

East & West of 

Balmoral Gardens
Topsham OIEO £550,000

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Beautifully renovated three double bedroom link semi-detached home in sought-after Balmoral Gardens, Topsham. Short walk to shops and train station. Features new kitchen, bathrooms and ensuite, Karndean flooring, shutters, garage with internal access, off-road parking and private rear garden. Immaculately presented throughout.

Sought After Location | Semi Detached | Three Bedrooms | Extensively Modernised Throughout | Newly Fitted Kitchen | Ensuite and Family Bathroom | Off Road Parking | Garage | Rear Hard Landscaped Garden |

DESCRIPTION

Situated in the highly sought-after address of Balmoral Gardens, this beautifully presented three double bedroom link semi-detached home offers stylish living in one of Topsham's most desirable locations. Positioned on a private road and just a short walk from local shops and the train station, the property perfectly combines convenience with a peaceful residential setting.

Having been extensively and thoughtfully modernised by the current owners - and previously enjoyed as a weekend retreat - the house has been finished to an exceptional standard throughout. The ground floor features a stunning newly fitted kitchen, complemented by elegant Karndean flooring that flows seamlessly through the living spaces. A contemporary ground floor WC/cloakroom adds practicality, while bespoke fitted window shutters enhance both style and privacy.

Upstairs, three generous double bedrooms provide versatile accommodation, with the principal bedroom benefitting from the addition of a newly created ensuite shower room. A beautifully appointed, newly fitted family



bathroom serves the remaining bedrooms. Further upgrades include newly fitted internal doors throughout and new carpets, creating a cohesive and high-quality finish.

Externally, the property offers off-road parking, a garage with internal access, and side access leading to the rear garden - ideal for ease of living. This is a rare opportunity to acquire a fully modernised home in a prime Topsham location, ready to move straight into and enjoy.

LOCATION

Balmoral Gardens is a pleasant residential cul-de-sac situated in the sought-after estuary town of Topsham, just a few miles south of Exeter. The area is well regarded for its quiet setting while still being within easy reach of Topsham's charming town centre, where you'll find a range of independent shops, cafés, pubs and restaurants along with scenic walks by the River Exe. Excellent transport links are close by, including Topsham train station providing regular services to Exeter and Exmouth, and convenient access to the M5 and A30. The location is also popular with families, benefitting from well-regarded local schools and nearby parks and open green spaces.

AGENTS NOTES

Tenure: Freehold

Council Tax Band: E

Council: Exeter City Council

Parking: Garage and 1 Parking Space

Garden: Rear Hard Landscaped Garden

Electricity: Mains

Heating: Mains Gas Boiler

Water supply: Mains

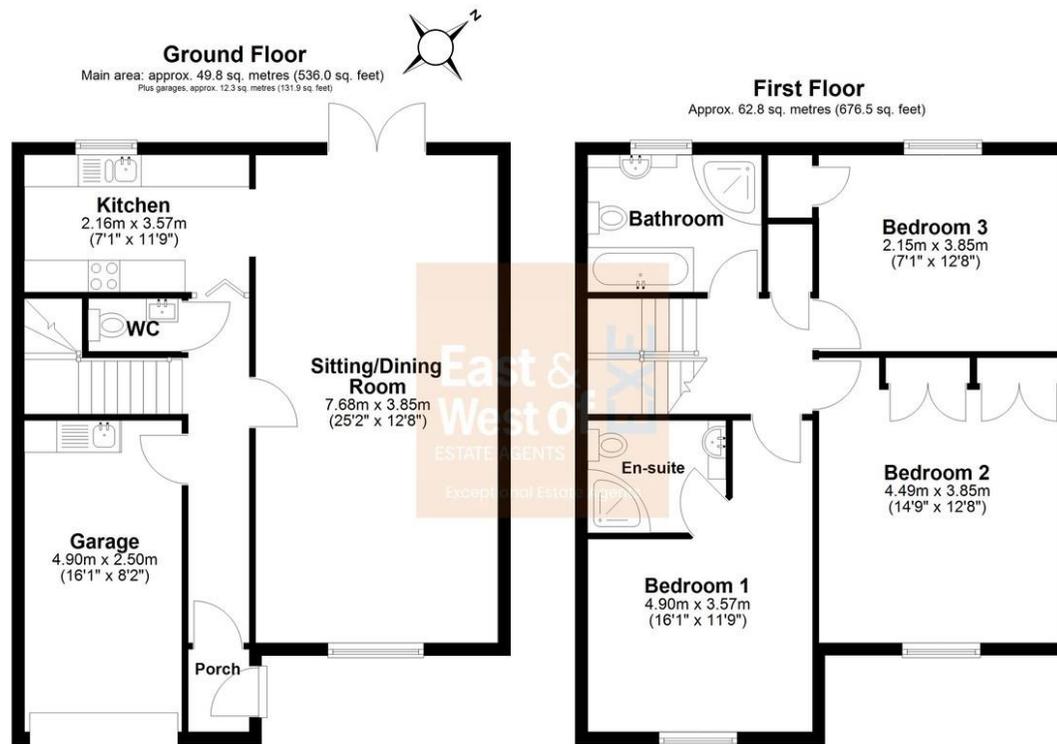
Sewerage: Mains

Management Fee: £120 Per Annum

Broadband: Broadband available with up to 150mbps

Mobile Signal: Several networks currently showing as available at the property including EE and 02





Ground Floor
Main area: approx. 49.8 sq. metres (536.0 sq. feet)
Plus garages, approx. 12.3 sq. metres (131.9 sq. feet)

First Floor
Approx. 62.8 sq. metres (676.5 sq. feet)

Main area: Approx. 112.6 sq. metres (1212.5 sq. feet)
Plus garages, approx. 12.3 sq. metres (131.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk