



East of 
ESTATE AGENTS

Fore Street
Topsham £130,000

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Beautifully presented ground floor retirement cottage forming part of the popular Grove House Retirement Complex. Benefiting from its own private entrance, the property was comprehensively renovated in 2021 and now offers underfloor heating, a stylish fitted kitchen, modern bathroom, new flooring throughout and bespoke handcrafted furniture. A superb turnkey home, ideally suited to comfortable and secure retirement living.

Ground floor Retirement Cottage | Private Front Door
| Fully renovated throughout in 2021 to a high standard | Underfloor Heating | Stylish Fitted Kitchen | Modern Bathroom | New Flooring Throughout | Peaceful Setting | Topsham Town Centre Location | No Onward Chain

DESCRIPTION

A beautifully presented 1 bedroom ground floor retirement cottage forming part of the highly regarded Grove House Retirement Complex. Grove House is an elegant Georgian Grade II Listed building comprising a small collection of retirement apartments and cottages. Benefiting from its own private front door and convenient ground floor position, this delightful home has been comprehensively renovated to an exceptional standard in 2021, creating a stylish and comfortable living environment ready for immediate occupation.

The accommodation has been thoughtfully updated throughout and features energy-efficient underfloor heating, a contemporary fitted kitchen with quality units and integrated appliances, attractive new flooring throughout, and a modern bathroom suite. Bespoke handcrafted fitted furniture further enhances the property, providing excellent storage solutions while complementing the character and charm of the home.

Designed with ease of living in mind, Grove Cottage offers well-proportioned accommodation, combining modern comforts with the security and community benefits of retirement living. Residents benefit from a range of communal facilities including on-site resident



management staff, a laundry room, residents' lounge, guest suite available to book for visitors, and beautifully maintained communal gardens with seating areas. Shared parking is available on a first-come, first-served basis. The property enjoys a peaceful setting within the development whilst remaining conveniently located and just a very short level walk to nearby Topsham shops.

LOCATION

Grove House enjoys an enviable position in the heart of Topsham, one of Devon's most sought-after estuary towns. The development is situated just a short, level walk from an excellent range of local amenities, including independent shops, cafés, restaurants, a swimming pool and bowling green. Topsham's picturesque quayside, vibrant community atmosphere and excellent transport links further enhance its appeal, making it an ideal location for those seeking a convenient and relaxed lifestyle.

AGENTE 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: 85 Years

Service charge: £325.00 Per Calendar Month

Ground rent: £60 PA

Management Company: Crown Property Management

Electricity: Mains

Gas: No Gas at the Property

Heating: Wall Heater and Underfloor Heating

Water: Mains

Sewerage: Mains

Council Tax Band:

Council: Exeter City Council

Parking: Residents Parking, Not Allocated

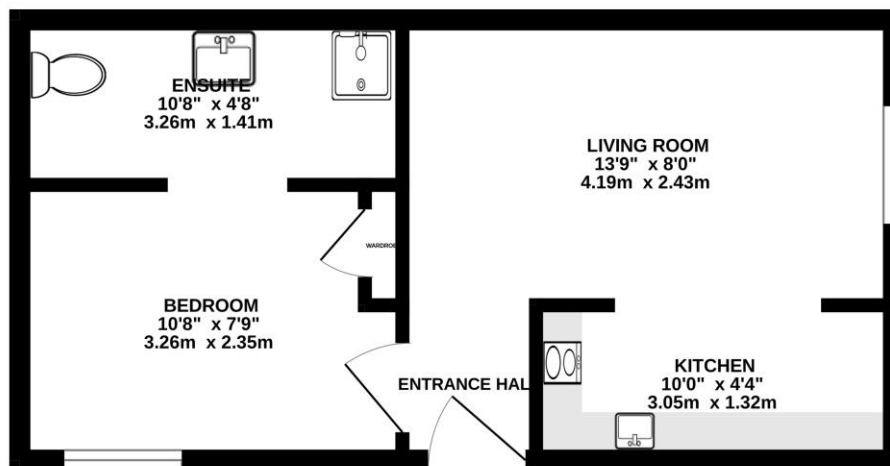
Garden: Communal Garden

Broadband speed: Full Fibre Broadband Available

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



GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 301 sq.ft. (28.0 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		
55-68	D		67 D
39-54	E		
21-38	F	33 F	
1-20	G		

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