



East of   
ESTATE AGENTS

East & West of 

Ashford Road  
Topsham OIEO £465,000

# Ashford Road

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A charming two-bedroom mid-terraced home situated on the highly sought-after Ashford Road in Topsham. Full of character and original features, the property offers an exciting opportunity for updating and personalisation, making it ideal for a first-time buyer, investor or those looking to downsize. The accommodation includes two reception rooms, kitchen, ground floor cloakroom and a family bathroom, together with a delightful rear garden. A wonderful chance to create a lovely home in a prime location, offered with no ongoing chain.

Two Bedrooms | Mid Terrace | Sitting/Dining Room | Conservatory | Kitchen | Cloakroom | Family Bathroom | Rear Garden | Parking | Sought After Location | No Ongoing Chain.

## DESCRIPTION

A charming two-bedroom mid-terraced home situated in the highly sought-after Ashford Road in Topsham, offering character features, well-balanced accommodation and a generous rear garden. Requiring a degree of updating and modernisation, the property presents an excellent opportunity for a buyer to put their own stamp on a home in this highly desirable location.

The property opens into a lovely entrance hallway with stairs rising to the first floor, from here access leads into the spacious sitting/dining room, which offers a bright and welcoming space featuring exposed floorboards, bay window to the front and an attractive open fireplace. The room flows through to the modern conservatory, providing additional reception space with doors opening straight out into the garden. The galley kitchen is positioned to the rear of the property and offers practical worktop and storage space. Included in the kitchen is the delightful economy second electric Aga, with two electric ovens and gas hob with module attached.



Located at the end of the kitchen is a convenient ground floor WC.

Upstairs, there are two well-proportioned double bedrooms, both retaining character features including exposed floorboards and feature fireplaces. A family bathroom completes the first-floor accommodation. Outside, the rear garden is mainly laid to lawn and offers a good amount of space for relaxing or entertaining, together with a useful shed and rear access to the back lane. To the rear of the garden is two private parking spaces. With scope for improvement and plenty of potential, this is a wonderful opportunity to create a lovely home in one of the area's most sought-after settings.

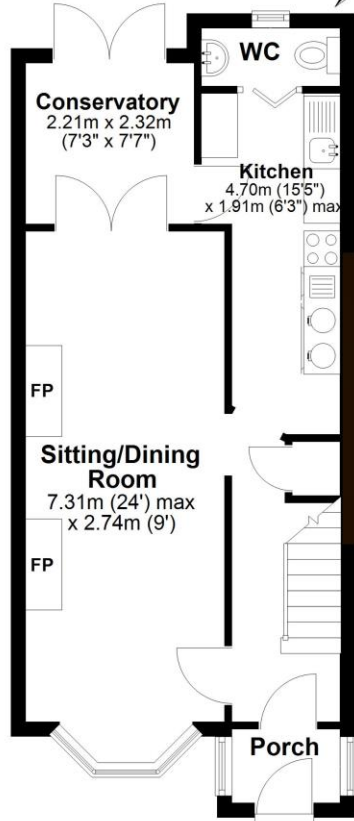
### LOCATION

Ashford Road is a highly regarded residential address situated in the sought-after estuary town of Topsham, on the outskirts of Exeter. The area is particularly popular with families and professionals alike, offering a wonderful balance of town and coastal living. Topsham is renowned for its charming Georgian architecture, independent boutiques, cafés and well-regarded restaurants, together with a strong sense of community. The River Exe is only moments way and provides scenic walks along the river with beautiful views and opportunities for sailing, paddle boarding and waterside strolls. The well-regarded local school is only a 2-minute walk away making this a practical as well as desirable place to live. Topsham also benefits from excellent transport links- the railway station offers regular services to Exeter and along the coast towards Exmouth, while the nearby M5 and A30 provide convenient road connections further afield.



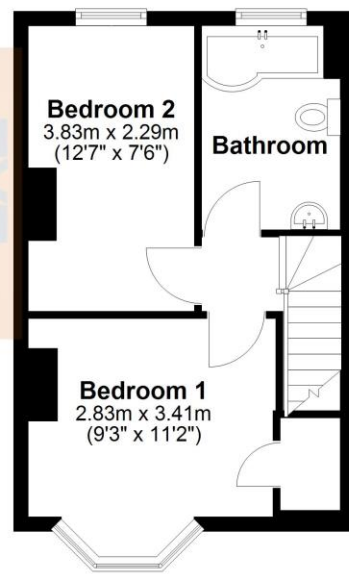
## Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



## First Floor

Approx. 29.6 sq. metres (318.1 sq. feet)



Total area: approx. 71.5 sq. metres (770.0 sq. feet)

### AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: C

Council: Exeter City Council

Parking: TR1 Parking Permits

Garden: Rear Garden

Electricity: Mains

Heating: Mains Gas Boiler

Water supply: Mains

Sewerage: Mains

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

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	73 C
39-54	E		
21-38	F		
1-20	G		

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