



Located a short walk from Topsham town centre and in need of some modernisation this mid terraced property benefits from 3 bedrooms, kitchen, sitting room, family bathroom, south facing garden, Single garage and allocated parking space nearby.

Offered with no ongoing chain.

Nurseries Close  
Topsham £285,000

East of **EXE**

# Nurseries Close Topsham £285,000

Mid Terraced | 3 Bedrooms | Kitchen | Sitting Room |  
Bathroom | South Facing Rear Garden | Off Road Parking  
Space | Garage | Walking Distance of Topsham Town Centre  
| No Ongoing Chain

## Entrance Hall

Approached by a pedestrian pathway with uPVC front door opening into the entrance hall with pendant light and doors to kitchen and sitting room.

## Kitchen

Double glazed window to front aspect. Range of wall and base units with space for washing machine, fridge/freezer and gas oven. Inset stainless steel sink and drainer, storage cupboard, vinyl flooring and pendant lighting.

## Sitting Room

Two south facing double glazed windows to rear over garden. Gas fireplace, stairs to first floor landing, pendant lighting and uPVC door to rear opening onto the garden.

## First Floor Landing

Carpeted landing with airing cupboard housing water tank, loft hatch, pendant light and doors to all first floor rooms.

## Bedroom 1

Double glazed south facing window to rear over garden, electric wall mounted heater and pendant light.

## Bedroom 2

Double glazed window to side aspect, electric wall mounted heater and pendant light.

## Bedroom 3

Double glazed south facing window to rear over garden, electric wall mounted heater and pendant light.

## Bathroom

Double glazed frosted window to side aspect. Avacado suite comprising close coupled WC, pedestal wash hand basin, bath with shower over, vinyl flooring and pendant light.

## Garden

To the rear of the property is a south facing mainly paved garden with planted borders housing a variety of mature shrubs and trees, central lawned area and pedestrian access leading to pound lane.

## Parking

Accessed via Pound Close is an allocated parking space with pedestrian pathway to 6 Nurseries Close.



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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.