



East of   
ESTATE AGENTS

Monmouth Street  
Topsham OIEO £850,000

# Monmouth Street

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Located in the sought after town of Topsham, in one of the most desirable streets, close to all local amenities and major transport links the beautiful grade II listed three storey property boasts ample downstairs entertaining space including a sitting room with feature gas fireplace, modern kitchen/dining room with vaulted ceilings, separate utility room and wet room.

Upstairs you will find three double bedrooms and two bathrooms (1 ensuite) as well as offering south facing private and enclosed gardens with large double electric garage to the rear.

Decorated to a high specification through and early viewing is advised.

Mid Terraced | Grade II Listed | 3 Bedrooms

| Open Plan Kitchen/ Dining/ Living Space

| Sitting Room | Library/Study | Master Suite

| 2 Bathrooms (1 Ensuite)

| Ground Floor Wet Room | Underfloor Heating

| Enclosed Private South Facing Rear Garden

| Good Sized Double Garage

## Approach

Front door opens into the lobby with tiled flooring, ceiling light, wall mounted coat hooks and wooden door with stained glass panels into:-

## Library/Study

Bifold double glazed doors to side and rear opening onto the side patio area, solid American white oak wooden floorboards, built in shelving and storage, built in desk, carpeted stairs to first floor landing, open plan into kitchen/dining room with doors into:-

## Sitting Room

Sash window to front aspect with shutters to either side, feature gas fireplace, built in storage and shelving, wall mounted radiator, original beams and wall lights.

## Kitchen/Dining Room

Dual aspect south facing room with double glazed windows to side and double glazed bifold doors to rear opening out onto the gardens creating an inside outside living environment. Range of white front wall and base units, fitted just 2 years ago with top of



the range hard wearing composite work tops over, inset stainless steel 'Blanco' one and a half bowl sink, space for large gas range cooker, fridge/freezer and wine cooler, Built in dishwasher, solid american white oak wooden floorboards, fully wired ready for a sound system, under floor heating, spot and pendant lighting, vaulted ceiling with beams and velux window to both sides. Doors into:-

#### Utility Room

Range of shaker style base units with wooden work tops over, wall mounted boiler and cupboards housing water tank and under floor heating controls, spot lights and solid american white oak flooring.

#### Wet Room

Suite comprising close coupled WC, wall mounted wash hand basin, wall mounted shower unit with inset floor drain, fired earth tiled walls and floors and spot lights.

#### First Floor Landing

Carpeted landing with original beams, spot lights and doors to all first floor rooms.

#### Master Suite

Double glazed south facing sash window to rear aspect. Velux windows to both sides, vaulted ceiling with beams, dressing area with built in wardrobes and door into:-

#### Ensuite

Double glazed window to side aspect. Suite comprising close coupled WC, vanity unit with sit on wash hand basin, fired earth tiled walls and floors, walk in double shower cubicle with rainforest shower over, stainless steel towel rail radiator, velux window to side and spot lighting.

#### Bedroom 2

Sash secondary glazed window to front aspect, wall mounted radiator, decorative victorian cast fireplace, built in wardrobes, original beams and wall and pendant lights.

#### Bathroom

South facing window to rear aspect. Suite comprising close coupled WC, wall mounted wash hand basin, bath with shower attachment, wall mounted radiator, storage cupboard, solid wood flooring and ceiling light.

#### Bedroom 3

Door with carpeted stairs and window to front aspect rise to the second floor with further door opening into the guest suite/ bedroom 3, south facing window to rear aspect, vanity unit with sit on wash hand basin, original beams, walk in wardrobe, wall mounted radiator, pendant lights and eaves storage.

#### Garden

To the rear of the property is a private and enclosed, south facing mainly laid to lawn garden with several flagstone patio seating areas, two outside taps and power points.

#### Double Garage

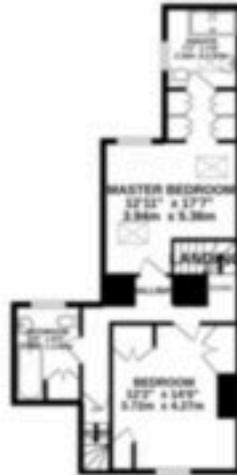
Located at the end of the garden providing privacy and pedestrian access to North Street along with power, lighting and electric up and over door.



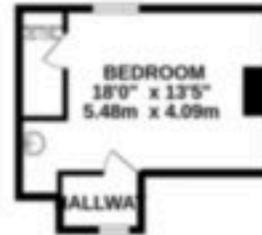
GROUND FLOOR  
595 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.1 sq.m.) approx.



2ND FLOOR  
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 2061 sq.ft. (191.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.