



**East of**   
ESTATE AGENTS

**Highfield**

Topsham £375,000

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This well presented and extended three bedroom semi detached house benefits from a dual aspect double reception room overlooking both the front and back gardens, with doors from the dining area leading out to the garden, kitchen/breakfast room. Further accommodation includes a sun room, ground floor bathroom. On the first floor there are 3 bedrooms, one with ensuite WC and sink. The property resides on an excellent sized plot, with pretty west and east facing gardens on each side and lovely rural views over nearby countryside and plenty of off road parking. Located in a quiet cul-de-sac within walking distance of Topsham town centre. Would benefit from some updating.

Semi-Detached | 3 Bedrooms

| Kitchen/Breakfast Room | Sitting/Dining Room

| Downstairs Bathroom | Ensuite Toilet

| Large Front and Rear Gardens

| Views of Local Countryside | Driveway Parking

## Approach

Gated access from Clyst Road to the front of the house or driveway parking and large garden to the rear both providing access into the property.

## Porch

Dual aspect room with double glazed windows to front and side over garden, uPVC front door to side, vinyl flooring and door into:-

## Hallway

With vinyl flooring, carpeted stairs to first floor, pendant light and doors to all rooms.

## Sitting Room/Dining Room

Dual aspect room with double glazed window to front over lawn and sliding doors to rear garden offering countryside views. Gas fireplace, wood effect flooring and two pendant lights.



### **Kitchen/Breakfast Room**

Dual aspect room with double glazed windows to side and rear offering countryside views. Range of wall and base units with stainless steel sink and drainer, space and plumbing for dish washer, washing machine, fridge and freezer. Breakfast bar, under stairs storage, wood effect flooring, wall mounted radiator, uPVC door to side, pendant lighting and open archway into sitting/dining room.

### **Bathroom**

Double glazed window to front. Olive bathroom suite comprising close coupled WC, pedestal wash hand basin and bath with shower over. Continued flooring and ceiling light.

### **Landing**

Carpeted landing with double glazed window to side aspect, loft hatch and doors to all rooms.

### **Bedroom 1**

Dual aspect room with double glazed windows to front and rear over gardens offering countryside views. Built in wardrobe, pendant light and electric wall mounted radiator.

### **Bedroom 2**

Double glazed window to rear over garden offering countryside views, built in wardrobes, vanity with wash hand basin, wall mounted radiator and pendant light.

### **Bedroom 3**

Double glazed window to front over lawn, electric wall mounted radiator, pendant light and sliding door into:-

### **Ensuite**

Suite comprising close coupled WC, pedestal wash hand basin, vinyl flooring, storage cupboard and pendant light.

### **Gardens**

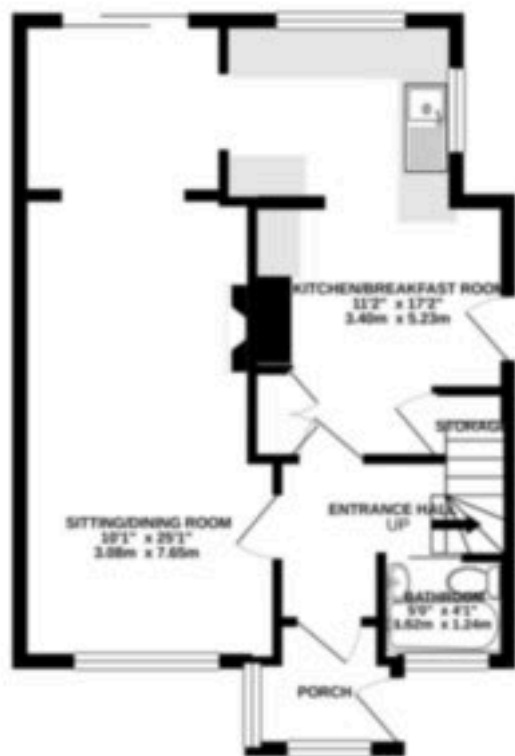
To the front and rear of the property are level lawned gardens with countryside glimpses and access to the property from both sides.

### **Parking**

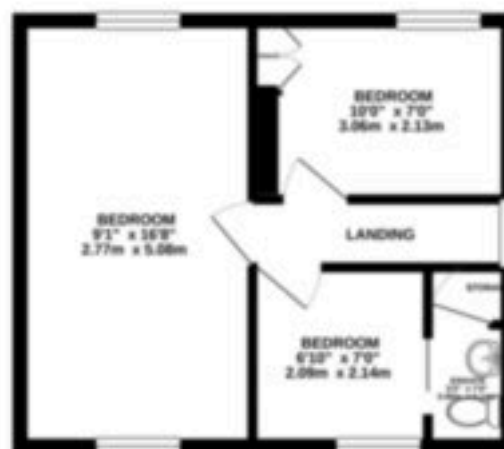
Driveway parking for several cars.



GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plans 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 materials, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Call for details.  
Made with drawings (1/2000)



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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.