



East of 
ESTATE AGENTS

Majorfield Road
Topsham OIEO £485,000

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Nestled within the very heart of the town, in a quiet position is this beautifully extended mid terraced house offering open plan living/kitchen/dining space with doors to the excellent rear garden. A wonderfully snug and cosy sitting room with bay window overlooking the pretty front garden. There are currently 2 double bedrooms from what was originally 3 and could be reinstated very simply to create the original 3rd bedroom. A huge benefit of this property is the converted attic which provides an excellent hobby, work from home or teenagers den space and could also provide an additional bedroom subject to planning. The property has a lovely light feel throughout and is presented to a very high standard.

Mid Terrace House | Beautifully Extended

| Open Plan Living/Kitchen/Dining Space

| Separate Living Room | Two Bedrooms

| Occasional Loft Space | Family Bathroom

| Pretty Rear Garden

| Heart Of Topsham Location

Approach

Part glazed front door to entrance hallway.

Entrance Hallway

Attractive hallway with solid wood flooring, stairs to first floor, radiator, picture rail, door to understairs storage cupboard, part glazed door to living room and door to kitchen/sitting/dining room.

Living Room

Light and spacious room with large bay window to front aspect, picture rail, radiator, feature fireplace with ornate mantle, slate hearth and period style cast iron inset and grate, built-in alcove cupboards with shelves over, TV point.

Kitchen/Sitting/Dining Room

Wonderful open plan room featuring:



Kitchen Area

Spacious kitchen with windows to side and rear aspect overlooking the garden, fitted Shaker Style kitchen with extensive range of base, wall and drawer units in cream finish, solid oak worktops with matching upstands and inset stainless steel sink, integral electric oven and five ring gas hob with modern stainless steel and glass cooker hood over, space and plumbing for dishwasher, space for free standing American style fridge/freezer, wall mounted gas boiler, part glazed door to garden, solid wood flooring.

Sitting/Dining Area

Further light and spacious room with matching solid wood flooring, sliding patio door to garden, picture rail, radiator, feature fireplace with tiled hearth and fitted multi-fuel stove, TV point.

First Floor Landing

Stairs from entrance hallway to first floor landing, hatch to loft space with pull down ladder to occasional loft room, doors to bedrooms and bathroom.

Bedroom One

Beautiful light and spacious master bedroom with large bay window and further window to front aspect, radiator, double doors to over stair storage cupboard, four sliding doors to built-in wardrobe complete with hanging rails and shelving, telephone and TV point.

Bedroom Two

Further spacious double bedroom with large window to rear aspect with outlook over the gardens, radiator, TV point.

Bathroom

Spacious fully tiled bathroom with large window to rear aspect with obscure glass. Modern white suite comprising low level WC, wash hand basin and bath with tiled surround, glass shower screen and mixer shower, chrome ladder style radiator, door to utility cupboard with space and plumbing for washing machine plus shelving.

Occasional Loft Room

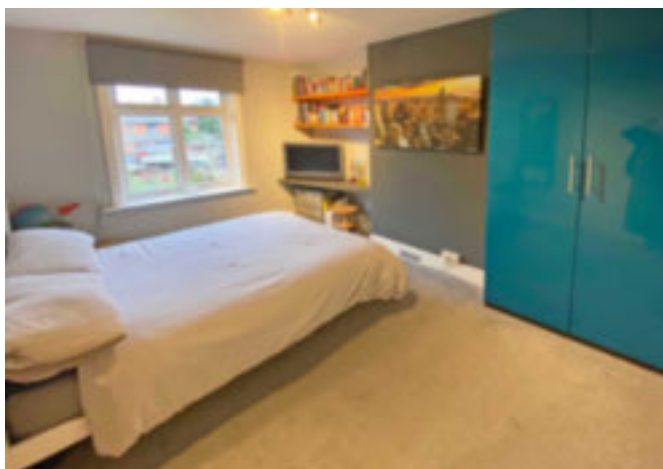
Pull down ladder to occasional loft room with light and power, recess spotlights, two Velux ceiling windows with views over Topsham rooftops, door to eaves storage.

Front Garden

Gate to front garden with path to front door, enclosed front garden laid to gravel and edged with mature shrubs and trees.

Rear Garden

Good sized level southerly facing rear garden laid mainly to lawn edged with mature plants, shrubs and trees, block paved patio area adjoining the rear of the property, garden shed, gate to rear pathway.



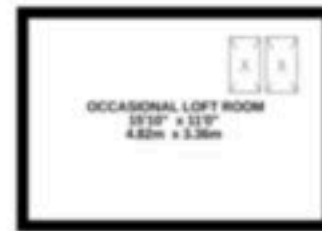
GROUND FLOOR
474 sq ft (44.2 sq m.) approx.



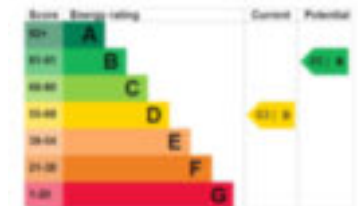
1ST FLOOR
400 sq ft (37.2 sq m.) approx.



2ND FLOOR
174 sq ft (16.2 sq m.) approx.



TOTAL FLOOR AREA: 1056 sq ft (98.3 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Sketchup 2020.



EAST DEVON OFFICE
Tel: 01392 877240
61 Fore Street Topsham
Exeter EX3 0HL

EXETER OFFICE
Tel: 01392 345070
18 Southernhay West
Exeter EX1 1PJ

www.eastofexe.co.uk
enquiries@eastofexe.co.uk

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.