



Well presented 2 bedroom freehold Coach house, located in this quiet cul de sac, within easy walking distance of Topshams local amenities and has the added benefit of a garage. Kitchen, Sitting room, Family Bathroom. Ideal investment opportunity. No Ongoing Chain

Pound Close  
Topsham £240,000

East of **EXE**

# Pound Close Topsham £240,000

Two Bedrooms | Coach House | Garage | Sitting Room | Modern Kitchen | Family Bathroom | Double Glazing | Ideal Investment Opportunity | No Ongoing Chain | Freehold

## Entrance

Front door and stairway leading to the 1st floor where this apartment is to be found.

## Entrance Hallway

Radiator, window, loft access, airing cupboard with tank and shelving, stairs rising to landing with doors to both bedrooms, bathroom and :-

## Sitting Room

South-facing double glazed window with deep window board and radiator beneath, centre light and ceiling cornice, door to :-

## Kitchen

Newly fitted modern kitchen with a range of wall and base units, roll edge work top, fitted cooker with hob and extractor fan over, stainless steel sink and drainer with mixer tap, space for fridge, space and plumbing for washing machine, laminate flooring, double glazed window to the rear.

## Bedroom One

Double glazed window with deep sill, radiator and pendant light

## Bedroom Two

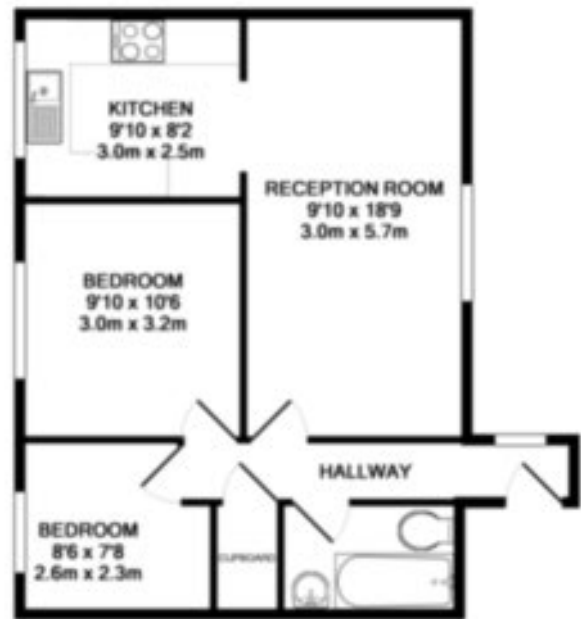
Double glazed window, radiator and pendant light.

## Bathroom

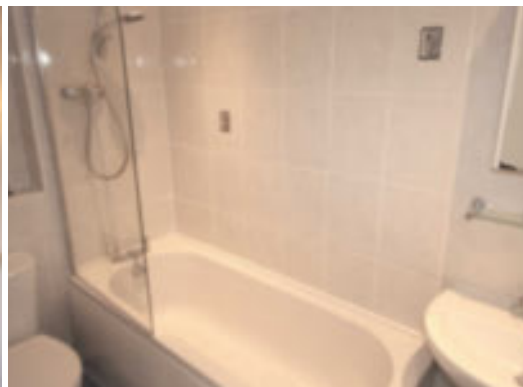
Modern white suite comprising close coupled WC, bath with shower over and glass screen, pedestal wash hand basin with mixer tap, tiled walls and floor, light.

## Garage

Single garage with double doors opening into the block built garage with double height, ideal for extra storage.



TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.4 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix Q2011



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

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.eastofex.co.uk](http://www.eastofex.co.uk)  
[enquiries@eastofex.co.uk](mailto:enquiries@eastofex.co.uk)

East of **EX**

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.