



East of 
ESTATE AGENTS

Topsham Road
Exeter OIEO £800,000

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A beautifully 1930's four bed detached property which has recently been completely refurbished and is presented to a very high standard. Located on Topsham road and within easy transport links to the city and the major trunk roads, this impressive property offers two reception rooms, a beautiful bespoke kitchen, shower room and utility, conservatory, and office/bedroom on the ground floor, with a further three bedrooms and bathroom on the first floor. To the front is ample off-road parking, and to the rear a magnificent garden with a very desirable garden office.

1930's Detached | Four Bedrooms | Beautiful Kitchen | Sitting Room | Dining Room | Conservatory | Family Bathroom | Shower Room & Utility Room | Ample Parking | External Office/ Workshop

APPROACH

Located just off Topsham Road the property is ideally located with great transport links to the city, to the RD&E and to the M5/A30 corridor. In close proximity are two of the city's country parks of River Exe Park and Ludwell Valley Park along with the Exeter Golf & Country Club. Also in walking distance is the Isca Academy, Southbrook School and The West of England School and College.

FRONT GARDEN

The front garden has been block paved to create ample off-road parking with a low brick wall and hedge to the front. A wooden gate gives access along the side of the property to the rear garden.

PORCH

Just by entering the front porch you can see the attention to detail and craftsmanship. A beautiful tiled floor extends to the bespoke made wardrobe and the original 1930's wooden front door with its leaded window opens out to the reception hall beyond.

RECEPTION HALL & LANDING

This is a lovely example of a 30's house as can be seen with the expansive reception hall. The large window on the turn of the stairs lets light flood into the reception hall. All of the doors have been replaced with oak veneer and engineered oak flooring runs through the ground floor. Under the stairs is a large storage cupboard and like wise a further cupboard located on the first floor.

SITTING ROOM

Typical of the era this is a beautiful spacious room with a magnificent bay window out to the front, a wood burning stove sits upon a black marble hearth with sleek white marble mantle

KITCHEN

The kitchen is a thing of beauty with hand made bespoke kitchen made up of light grey shaker style wall and base units topped with a white quartz worktop with an inset Belfast sink.



A pair of eye line ovens sit in a bank of units opposite which a peninsular island hosts a ceramic hob. Kitchen benefits from underfloor heating. A set of Bi-fold doors open out onto the rear patio beyond, extending the kitchen out into the garden.

UTILITY

A recent addition is the utility room with its matching bespoke built wall and base units, again topped with a white quartz worktop with inset sink and underfloor heating.

SHOWER ROOM

Just beyond again is the new shower room with its impressive walk-in shower, decorative hand basin, W.C. and underfloor heating.

DINING ROOM & CONSERVATORY

The dining room is another spacious room that retains character with its white sleek fire surround and mantle around the old fire place. A set of sliding patio doors open out to a large rear conservatory that command lovely views out over the rear garden.

STUDY/BEDROOM FOUR

A further new addition is the downstairs office which is easily adaptable to form a fourth bedroom or family room.

FAMILY BATHROOM

The bathroom like so much of this house is not short on space. Wooden panelling runs around the walls with a separate bath to the corner with a matching white W.C and basin, in addition is a second large walk-in shower that has been finished with a range of white metro tiles. Bathroom benefits from underfloor heating.

MASTER BEDROOM

To the front of the property the master bedroom once again has the lovely bay windows along with a range of built-in hand made floor to ceiling wardrobes.

BEDROOM THREE

Currently laid out for two single beds this spacious room can easily accommodate a double bed.

BEDROOM TWO

Bedroom two is yet again a lovely spacious light room that has the advantage of the views that extend over the rear garden.

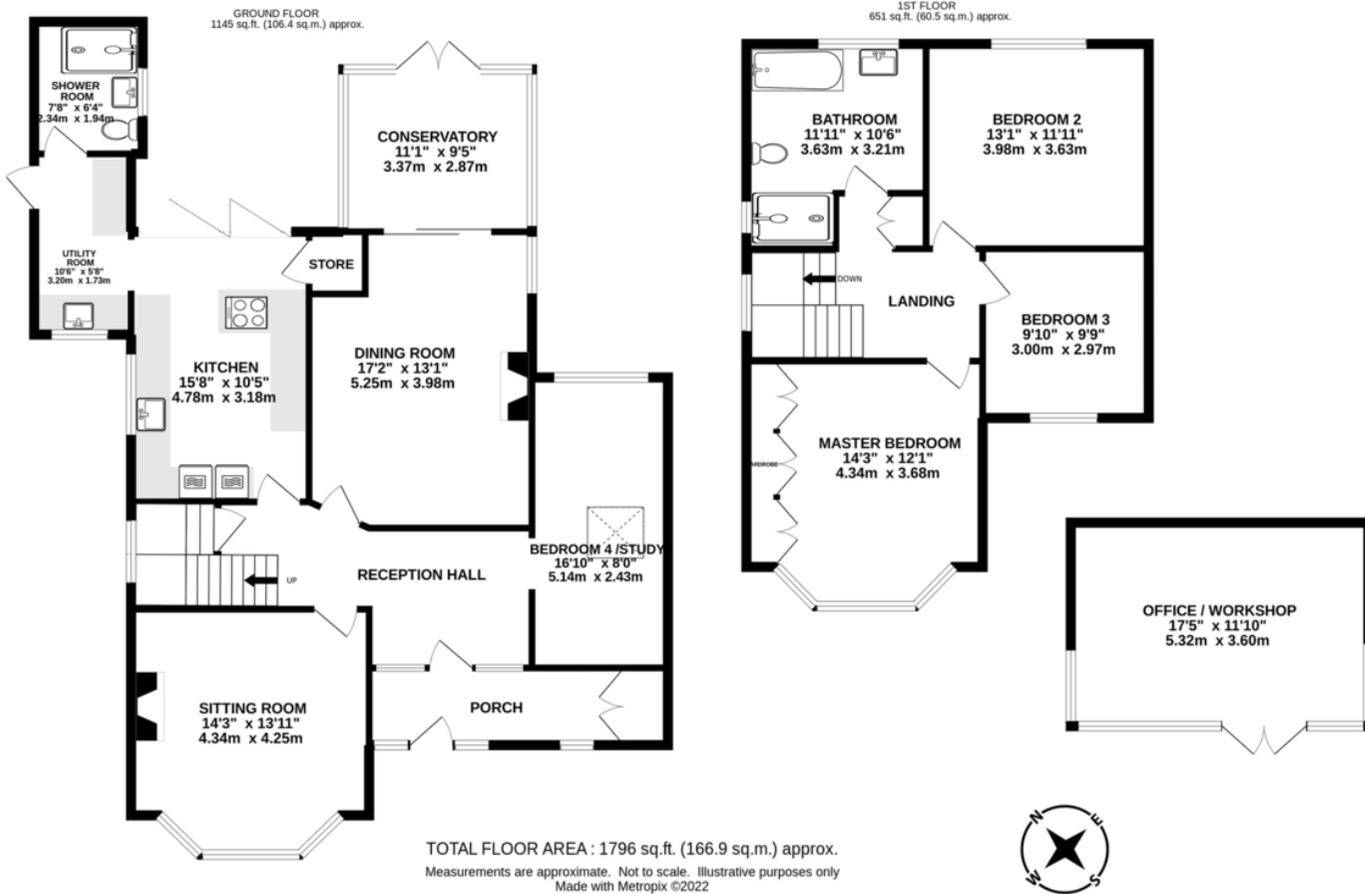
GARDEN

The rear garden has been considered in its layout. A patio runs across the back of the property providing ample seating choices out from the kitchen and conservatory. Two sizable storage shed have been installed along the side of the garden, and in between is the hot tub. To one side the borders have been beautifully planted with a range of flower plants and shrubs, and to the other is the vegetable garden. A path leads down to the end of the garden to a further patio which sits in front of the office and the green house by its side.

GARDEN OFFICE/WORKSHOP

Named as a 'Pavilion' this beautiful addition to the property is currently used as a pottery studio though is adaptable to a variety of uses and has both hot and cold running water along with an electrical supply.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk