



Attractive ground floor two bedroom retirement apartment located within easy walking distance from Topsham Town Centre and close to local public transport. The property benefits from a large living room, kitchen and shower room and use of the sunny communal gardens and residents parking.

Trafalgar Court
High Street, Topsham OIEO £200,000

East of EXE

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Ground Floor Retirement Apartment | Two Double Bedrooms | Kitchen | Sitting Room | Bathroom | Residents Parking | Communal Gardens | Easy Walking Distance of Topsham's Local Amenities | Close to Public Transport

APPROACH

Front door to entrance hallway.

ENTRANCE HALLWAY

Spacious hallway with doors to living room, bedrooms and shower room. Coved ceiling. Wall mounted Dimplex electric night storage heater. Door to storage cupboard complete with hanging rail and shelf.

LIVING ROOM

Attractive double aspect room with windows to front and rear with deep sills. Coved ceiling. Wall mounted Dimplex electric night storage heater. TV and telephone points. Archway to kitchen.

KITCHEN

Window to rear aspect with deep sill and outlook over the communal gardens. Fitted kitchen with range of base, wall and display units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-in electric cooker. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Coved ceiling.

BEDROOM 1

Spacious double bedroom with window to front aspect with deep sill. Coved ceiling. Range of fitted bedroom furniture including; drawer, vanity and wardrobe units. Further folding doors to large built-in wardrobe complete with hanging rail and shelving. TV and telephone points. Wall mounted electric heater.

BEDROOM 2

Further double bedroom with window to rear aspect with deep sill and outlook over the communal garden. Coved ceiling. Range of built-in bedroom furniture comprising; drawers, vanity and wardrobe units. Wall mounted electric heater.

SHOWER ROOM

White suite comprising; low level w.c., pedestal hand wash basin and wet room style tiled shower enclosure with glass screen and electric shower. Extractor fan. Door to airing cupboard complete with Ariston water heater and shelving.

OUTSIDE

COMMUNAL GARDENS

Pretty central courtyard garden area with walled seating areas amongst well tended borders and lawned areas.

PARKING

Parking to the front of the building is available on a first come first served basis.

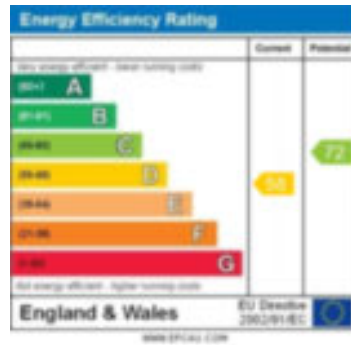
AGENTS NOTES

The property is leasehold with a 199 lease from June 86 (163 years remaining).

There is a monthly service charge of £200.

There is a communal laundry room, common room, guest room and further gardens available and located at Grove House located on the corner of Fore Street.

An on-site manager resides within Grove House on Monday - Friday.



GROUND FLOOR



PROPERTY INFORMATION AND DISCLOSURE STATEMENT



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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.