



East of **EXE**
ESTATE AGENTS

Halyards
Topsham £650,000

Halyards

Topsham £650,000

A delightful two/three bed mid-terrace located in the very heart of the popular town of Topsham. This well-presented property offers a modern kitchen/diner and sitting room/bedroom 3 on the ground floor with two double bedrooms with an en-suite and a family bathroom on the first floor along with a spacious first floor lounge with covered balcony. To the rear is a beautiful enclosed garden with parking for two vehicles under the coach house side return. Halyards is just a short walking distance from the town centre and Topsham Quay and this property also takes full advantage of the beautiful communal waterside garden and slipway attached to the main Halyard development.

Delightful Property

- | Two Double Bedrooms with Master En-suite
- | Kitchen / Diner | Sitting Room
- | Spacious First Floor Lounge | Family Bathroom
- | Private Rear Garden | Off Road Parking
- | Communal Waterside Gardens with Residents' Slipway
- | Central Topsham Location

Location

Number 4 Halyards is located on Ferry Road opposite the main Halyard development with a set of distinctive blue wooden doors to the front. Above which the balcony forms a storm porch over the front door. A small garden to the front has been planted with a selection of shrubs and grasses.

Entrance Hall

Off from the front garden the house opens to a reception hall with stairs to the first floor and a large glazed floor to ceiling window that lets light flood into the hallway.

Sitting/Dining Room/Bedroom Three 3.82m by 2.61m

First off to the left is the sitting or dining room with south facing window out to the front of the property. This room easily adapts to the owners needs.



Cloakroom

Set in the middle of the house is a small cloakroom fitted with a W.C and hand basin.

Kitchen Diner 4.51m by 3.14m

To the rear is the kitchen diner with a well laid out kitchen fitted with wood effect wall and base units topped with a marble effect worktop with inset sink and ceramic hob, and finished with a range of cream wall tiles. To the side is ample space for a kitchen table in front of a set of French doors that lead out onto the rear garden.

Master Ensuite 3.88m by 2.97m

The master bedroom is a light and spacious room with its south orientation letting the sun flood into the room. There is ample built in wardrobe space and to the side an en-suite has been fitted with a matching W.C, basin and bath with shower over the top, and finished with a range of decorative wall tiles.

Bedroom Two 3.14m by 2.50m

Another spacious double room that this time gains the tranquillity and views of the rear garden.

Family Bathroom 2.10m by 1.80m

The family bathroom has been fitted with a matching W.C and basin, with a corner shower cubicle and finished with a range of decorative wall tiling.

First Floor Lounge and Balcony 6.55m by 3.07m

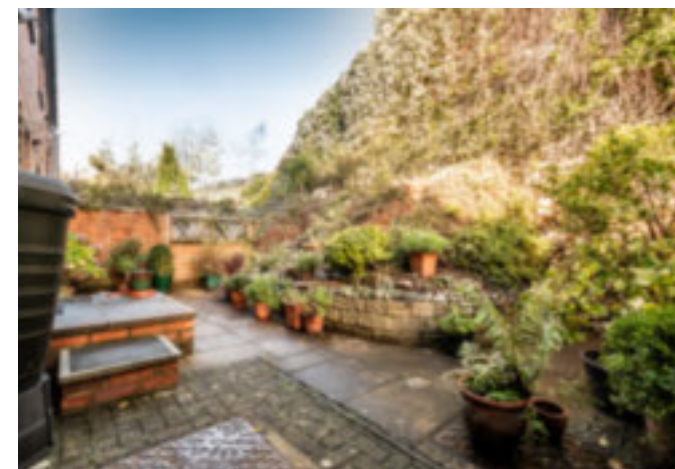
The jewel in the crown of this property is this beautiful spacious first floor lounge. This lovely room has a set of French doors with Juliet balcony out to the rear garden as well a further set of French doors out to the front. Beyond is a covered and fully glazed balcony that relishes in the afternoon sun and gives the occupier a birds eye view of the street below.

Rear Garden and Parking

Out to the rear is the seclude private garden cut into the hillside with a rich array of planted beds and patio seating. A pair of gates open to the parking under the coach house section of the property, where two vehicles can be stored. To the side is a small door to storage located under the main staircase.

Halyard Waterside Gardens and Slipway

Number 4 Halyards has the benefits of usage of the beautiful communal waterside gardens and slipway down to the estuary from within the main Halyard complex, as well as use of the visitors parking area.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (2022)



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.