



This beautifully decorated 2 double bedroom mid terraced home is within walking distance of Topsham town centre, train station and nearby bus stops. Benefiting from a modern kitchen, spacious reception/dining room, landscaped split level rear garden with gated access to allocated parking space directly to rear. Pound lane is a quiet cul de sac convenient for the centre of Topsham.

**Pound Lane**  
Topsham £320,000

**East of** 

# Pound Lane Topsham £320,000

Mid Terrace | Two Double Bedrooms | Pretty Reception Room | Modern Kitchen | Modern Bathroom | Split Level Rear Garden | Parking | Walking Distance Of Topsham Amenities | Close to Local Transport

## Approach

Pathway leads past the lawn front garden with front door opening into:-

## Porch

Wooden flooring, wall hung switch board, coat hooks, ceiling light and glazed door into:-

## Reception Room

Spacious room with double glazed window to the front aspect, wooden flooring continued from porch, carpeted stairs to first floor landing with storage space and cupboard under, radiator, two pendant lights ad doorway into:-

## Kitchen

Modern kitchen with double glazed window and door onto rear garden, range of painted wall and base units with work tops over, inset stainless steel sink and drainer, space for washing machine and stand alone fridge/freezer, built in oven with 4 ring gas hob over, cupboard housing boiler and continued wooden flooring from the reception room.

## First Floor Landing

Carpeted landing with pendant light and doors to all rooms.

## Bedroom One

Double glazed window to front aspect with distant views towards Haldon Hill, built in over stairs storage cupboard, radiator and pendant light

## Bedroom Two

Double glazed window to rear over garden, built in wardrobes, radiator and pendant light.

## Bathroom

Modern bathroom suite comprising close coupled WC, vanity unit with inset wash hand basin, bath with shower over, tiled flooring, stainless steel towel rail and spot lighting.

## Garden

To the rear of the property is a landscaped, split level garden with planted borders, outside tap and gate providing access to the parking area.

## Parking

Allocated parking space to the rear of the property.



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East of **EXE**