



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 **EXE**

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 and 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

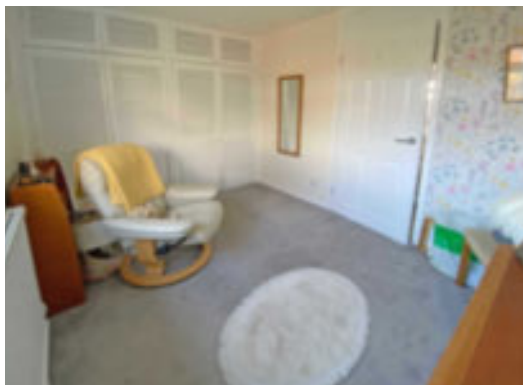
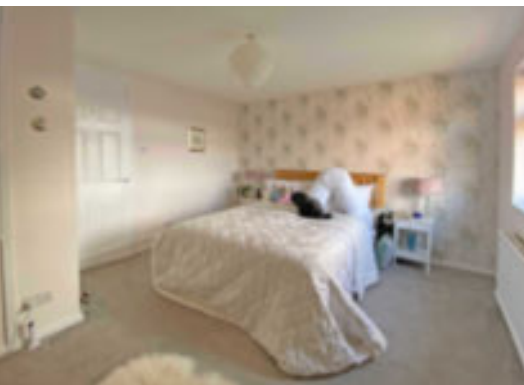
Modern bathroom suite comprising close coupled WC, vanity unit with inset wash hand basin, bath with shower over, tiled flooring, stainless steel towel rail and spot lighting.

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.



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
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.