



East of 
ESTATE AGENTS

Hamilton Road
Topsham, £450,000

Hamilton Road

Topsham, £450,000

A substantial semi detached three bedroom ex local authority house with integral outhouses and lovely, large Westerly aspect garden. Well presented and perfect potential to modernise and/or extend both upwards and outwards. Also potential for off street parking, all subject to permission. No ongoing chain.

Semi Detached | Three Bedrooms

| Two Reception Rooms | Kitchen

| Outhouses with WC | Modern Shower Room

| Double Glazed Throughout

| Potential to modernise and extend

| Large Garden & Potential for Off Street Parking

| No Ongoing Chain

Front Hallway

Window, under stairs storage and radiator.

Reception and Dining Room

Double reception room with open square arch to dining room. Dual aspect with window to front and French doors to garden. Fire place with gas fire, shelving, two radiators and light.

Kitchen

Dual aspect with window to garden and side aspect. Fitted kitchen with slot in gas/electric cooker, cupboard containing gas boiler, pantry and radiator.



Landing

Radiator and loft access.

Bedroom One

Window to front radiator and lighting.

Bedroom Two

Window to rear radiator, fitted wardrobe and lighting.

Bedroom Three

Window to front, radiator and lighting.

Shower Room

Window to rear consisting shower, vanity unit, WC and airing cupboard with hot water tank.

Outhouses

Covered walkway connects front and rear gardens. Front storage room with power and light, WC with window and additional storage room.

Garden

Front garden mainly laid to gravel (potential for off street parking subject to permission). Westerly aspect large rear garden with decked area, patio area, raised area and gravelled area. Outside light and tap and access to front garden.

Property Data

Freehold
Council Tax C





TOTAL FLOOR AREA: 1040 sq.ft. (96.4 sq.m.) approx.
Measurements for information. Not to scale. Dimensions to external walls.
Please refer to the floor plan for details.



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.