



A beautifully presented west facing 1st floor studio apartment to the rear of the building in the heart of Topsham with views over the river and off street parking right next to the St Matthews Church, benefits from both street and car park access to the building. No ongoing chain.

Fore Street  
Topsham £185,000

East of **EXE**

# Fore Street Topsham £185,000

First Floor Studio Apartment | Lovely West Facing Views | Large Open Studio Room | Separate Kitchen | Bathroom | Parking | Located Right In The Heart Of Topsham | Easy Access To All Amenities | No Ongoing Chain

## Communal Entrance

Front and rear access to communal hallway with stairs rising to the 1st floor.

## Entrance Hallway

Light, meter cupboard and entry phone system.

## Studio Room

West facing double glazed window over looking St Margaret's terrace and the church yard to the river beyond, twin light fittings, storage heater and cupboard.

## Kitchen

West facing window with lovely views. Modern fitted kitchen with oven, hob and extractor fan over, tiled splash backs, inset sink top with mixer taps, space for fridge and cupboard with plumbing for washing machine and hot water cylinder.

## Bathroom

Modern fitted suite comprising WC, wash hand basin with vanity unit under and large fitted mirror with theatre lighting, bath with thermostatically controlled shower over and part tiled surround, wall mounted heater and light,

## Parking Space

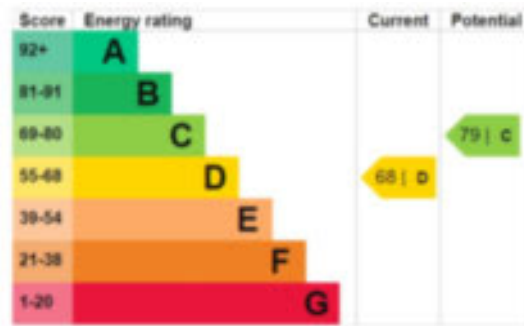
Parking space for one vehicle located to the rear of the building, accessed via the archway from Fore Street.

## Agents Notes

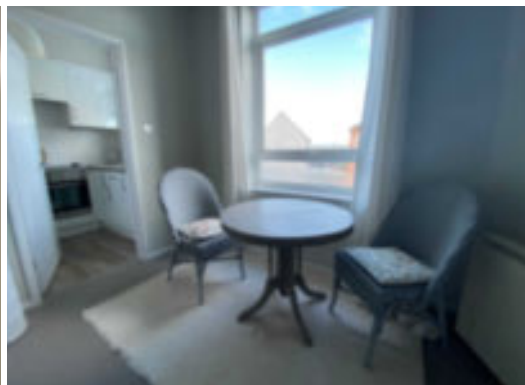
The property is leasehold.

The service charge is £332.04 PA  
Ground Rent £10 PA

Council Tax Band - A



TOTAL APPROX. FLOOR AREA 349 SQ.FT. (32.4 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.