



This beautiful one bedroom apartment is found on the ground floor of this well presented block in the centre of Topsham. Refurbished throughout with stylish modern kitchen, 'wet room' shower room, comfortable living room and bedroom. Bus stop within 30 yards and convenient for the town centre.

Trafalgar Court
Topsham £175,000

East of **EXE**

Trafalgar Court Topsham £175,000

One Bedroom | Ground Floor | Modern Fitted Kitchen | Luxury Fitted 'Wet Room' | Efficient Electric Heaters Throughout | Storage Cupboards | Age Exclusive | Warden Assisted | Pretty Communal Gardens | Unallocated Parking

Entrance Hallway

With heaters, two storage cupboards, window and light.

Reception

Window to private communal gardens, electric heater and light.

Kitchen

Modern, beautifully presented stylish fitted kitchen with stone composite moulded worktops, oven with hob and hood, integral freezer and microwave, space for washing machine, spot, pelmut and plinth lighting, tiled splash backs and deep window sill.

Shower Room

Stylish and modern 'wet room' with no step to shower area, bath and WC. Fully tiles walls, spot lighting, extractor and heated towel rail.

Gardens

Well presented private communal gardens. Central courtyard with raised bed and seating. Additional garden outside kitchen and living room windows.

Parking

Private gated unallocated parking for many cars.

Property Data

Leasehold property
Council Tax Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
415 sq. ft. (38.6 sq. m.) approx.



SEE SUPPLEMENTARY INFORMATION FOR FURTHER DETAILS



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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.