



A beautifully presented mid terrace two bedroom period property with lovely features quietly located away in the heart of Topsham. Exposed floor boards, window shutters, fire place, modern fitted kitchen and shower room. Great entertaining space with double reception, courtyard and no ongoing chain.

Clara Place
Topsham £385,000

East of **EXE**

Clara Place Topsham £385,000

Mid Terrace | Garden Square | Two Bedrooms |
Double Reception | Modern Kitchen | Stylish
Shower Room | Courtyard | Beautifully
Presented | Quiet Central Location | No Ongoing
Chain

Entrance Hallway

Radiator, light and staircase.

Double Reception

Dual aspect with sash windows to front and rear, two radiators, open square arch with attractive floor boards running through. Under stairs storage, fire place and door to kitchen.

Kitchen

Window and door to courtyard. Modern fitted kitchen with inset sink, oven hob and extractor. Space for fridge/freezer, open cupboard with plumbing for washing machine and wall mounted combi boiler. Spot lighting and radiator. Staircase to first floor landing with lift access.

Bedroom One

Sash window overlooking the beautiful garden square. Two fitted wardrobes and radiator.

Bedroom Two

Sash window overlooking garden to rear with views across the estuary, radiator and wardrobe.

Shower Room

Modern stylish shower room comprising walk in shower, WC and basin. Part tiled walls and heated towel rail/radiator.

Courtyard

West facing with outside tap and space for outside dining table.



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.