



Scuttle Cottage is a pretty two bedroom cottage situated in the much sought after town of Topsham offered with no ongoing chain. The cottage is set out over three floors and enjoys two double bedrooms, a bathroom, Kitchen and good sized sitting room with brick surround fireplace and a shared rear courtyard with outhouse.

Denver Road  
Topsham £275,000

East of **EXE**

# Denver Road Topsham £275,000

End Terrace | Three storey | Two Double Bedrooms | Central  
Location | Rear Courtyard | Outhouse | Sitting Room | Kitchen |  
Fireplace | No Ongoing Chain

## Entrance

A pretty cottage front door leads into the sitting room.

## Sitting Room

A good sized room with brick built fireplace surround and inset electric flame affect fire. Alcove half height cupboards and a wall mounted cupboard housing meters. Wall mounted radiator, opening to kitchen, window to front.

## Kitchen

Fitted with wall mounted and base mounted units, cupboard and drawers and worktop over. Inset stainless steel sink and drainer, fitted electric oven and ceramic plate electric hob over. Space for under counter fridge. Under stairs cupboard, under stairs larder with space for Freezer and shelving. Window to rear. Latch door to staircase rising to first floor. Rear door giving access to rear courtyard, storage shed and side path.

## Stairs from kitchen rise to first floor

Window to rear, wall mounted boiler.

## First floor landing

Pretty nautical paned window to rear, wall mounted radiator. Door to bedroom one and door to bathroom. Airing cupboard housing hot water tank and shelving. Stairs to second floor.

## Bedroom One

A good sized double bedroom with Window to front, wall mounted radiator.

## Bathroom

Fitted with a white suite comprising bath, electric shower over. Pedestal wash hand basin and low level WC. Inset mirrored medicine cabinet, wall mounted radiator. Pretty nautical obscured paned window to rear.

## Stairs rise to second floor

Window to side elevation landing space for shelving/furniture. Door to bedroom two.

## Bedroom Two

Window to front elevation, built in wardrobe/cupboards. Wall mounted radiator. Some restricted headroom.

## Outside Space

At the front of the property to the left hand side is a rear access path that leads to a rear shared courtyard laid predominantly to shingle stone. There are doors to two other properties and several brick built storage houses including one belonging to Scuttle Cottage which has plumbing and electric. By the rear door into Scuttle Cottage is space for pots and plants.



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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.