



Offering huge potential this semi detached corner plot is currently a two bedroom bungalow but with space saving stairs up to a 'loft' room. Reception room with sun room, kitchen with utility room. Lovely South West facing 'wrap around' gardens, additional private courtyard, gated driveway and detached garage. No ongoing chain.

Ashford Road  
Topsham OIEO £400,000

East of **EXE**

# Ashford Road Topsham OIEO £400,000

Semi Detached | Corner Plot | Two Bedrooms |  
Reception | Kitchen | Sun Room and Utility | Garage,  
Driveway and Gardens | 'Loft Room' | Huge Potential |  
No Ongoing Chain

## Hallway

With radiator and light.

## Reception

Radiator, light, fireplace and patio doors to;

## Sun Room

South facing with doors to courtyard garden.

## Kitchen

West facing windows overlooking garden, fitted kitchen with space for appliances, radiator and light.

## Utility

Doors to rear courtyard and front garden. Fitted units and space for additional appliances.

## Bedroom One

Window over front garden, radiator and cupboard.

## Bedroom Two

Dual aspect window over gardens, radiator and staircase to loft room.

## Bathroom

Suite comprising bath with shower over, WC, wash basin. Radiator and frosted window.

## Loft Room & Storage

West facing dormer window with views over Topsham to Haldon. Door to eaves storage and radiator. Walk-in wardrobe with additional wardrobe storage either side and access to eaves loft space.

## Gardens

Beautifully presented garden wrap around the property mainly South and West facing, lawns with planted borders, patio area with shed. Additional rear courtyard with door to garage.

## Garage and Parking

Driveway with gated off street parking leading to garage.



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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.