



East of **EXE**
ESTATE AGENTS

Betty's House

81 Fore Street, Topsham OIEO £425,000

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This beautiful property, full of elegant charm is located in the very heart of the much sought after estuary town of Topsham, affectionately known as "Bettys House" and tucked away just off Fore Street in the very sweet and secluded setting of Swains Court. Just a short walk from Topsham's array of fabulous shops, cafes and Restaurants, the train station is also just a short walking distance away.

Swains court offers a peaceful refuge with its cobbled courtyard surrounded by beautiful historical properties, warm and welcoming neighbours.

Bettys House, with its wonderful feel and superb light throughout offers two large double bedrooms, a large sitting room with inglenook brick fireplace and gas burning stove, elegant exposed wooden beams and a beautifully fitted kitchen Breakfast room. The first floor rooms, approached via a good size landing comprise spacious bedroom and a bathroom with separate shower cubicle and large walk in laundry cupboard. The second spacious bedroom is on the second floor. This truly special property radiates elegance, charm and character.

Beautiful Character Property

| Magnificent Secluded Topsham Location

| Spacious Lounge | Open Planned Kitchen

| Two Light and Spacious Bedrooms

| Family Bathroom

LOCATION

Betty's House is located in the secluded courtyard of Swains Court just a moments walk to Topsham's town centre and to the quayside. The cobbled courtyard hosts a central flower bed around which is an array of magnificent character properties each with their own bench seating from which to bask in the serenity and warmth of the morning and afternoon sun.

ENTRANCE PORCH

Number 81 has two entrances. One from the lane directly into the kitchen and the second from the courtyard. From the courtyard there is an entrance porch off from which is a small cloak room with W.C and a glazed door that leads into the lounge.

LOUNGE/DINING ROOM 4.93m by 4.45m

The open spacious lounge is filled with character with its long oak beams stretching through the room and to the far corner an inglenook fireplace with stone hearth, brick surround with inset gas burning stove



and solid wooden beam mantle over the top. A large window overlooks the courtyard letting light flood into the room and opposite is the open planned staircase to the first floor, under which is a panelled cupboard.

KITCHEN 5.57m by 2.35m

A single step down and still open planned is the quaint kitchen. A blue wooden door opens out to the front of the house and like wise a large vista window looks down the ally giving a glimpse of the hustle and bustle of the street beyond. The kitchen has been fitted with a range of cream 'shaker' style wall and base units topped with a light beech affect worktop with inset sink and gas hob. The appliances have been built-in and the kitchen is finished with cream tiling and wood effect flooring. To the side is a small breakfast bar with further storage below and above.

FIRST FLOOR LANDING

Up onto the first floor landing which itself radiates character with its wide landing, winding staircase and deep recessed window.

BEDROOM 1 4.67m by 3.22m

First off is bedroom one, a light spacious room with a pair of windows looking out over the courtyard and a small wardrobe built into the corner of the room.

FAMILY BATHROOM 4.09m by 1.86m

The family bathroom has been fitted out with a white bath with wooden panelling, separate corner shower and white bathroom suite. To the far end a pair of louvre doors obscure a small utility area hosting space for washer, drier and new gas boiler.

BEDROOM 2 4.65m by 4.52m

Up onto the second floor and in amongst the eaves is the second bedroom. Yet again of good size, this room hosts a large built-in wardrobe and really benefits from a light and airy feel and some wonderful views out across the roof tops and courtyard below.

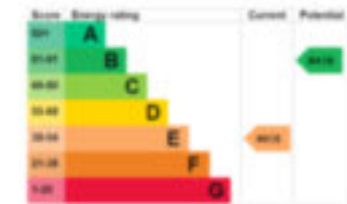
OUTSIDE

To the front of the property, open to the cobbled communal courtyard and with views of the centralised garden is a small space in front of the sitting room window perfect for sitting, enjoying the sun and where potted plants can be displayed.





TOTAL FLOOR AREA: 906 sq. ft. (83.8 sq. m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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.