



East of 
ESTATE AGENTS

1 Halyards

Topsham OIEO £625,000

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A charming three bed end of terrace located in the heart of Topsham. This desirable property offers an open plan kitchen diner with conservatory and a sitting room/3rd bedroom on the ground floor, whilst on the first floor are two bedrooms including a master en-suite, a family bathroom, and a magnificent spacious lounge with balcony views across to the estuary. Out to the rear is a secluded garden with a coach house style carport to the side providing ample off road parking. Halyards is just a short walk to the town centre and to the quay and residents can take full advantage of the Halyards guest parking and the beautiful communal waterside garden and slipway attached the main Halyards development.

Beautiful End Terrace

- | Three Bedrooms with Master En-suite | Kitchen / Diner
- | Conservatory | Spacious First Floor Lounge with Balcony
- | Family Bathroom | Secluded Rear Garden
- | Off Road Parking with Carport
- | Central Topsham Location
- | Communal Waterside Gardens with Residents' Slipway

LOCATION

Number 1 Halyards is located on Ferry road directly opposite the main Halyards development. To the front is a small garden planted with a variety of shrubs and flowering plants. An electronic fob operated roller door leads to the carport and a storm porch gives covered access to the front door.

ENTRANCE HALL

The hallway opens to stairs to the first floor and a large floor to ceiling window lets light flood into the room.

BEDROOM THREE / DINING ROOM 3.77m by 2.61m

First off to the left is bedroom 3 or a second reception room as required with a south facing window overlooking the front garden.



CLOAKROOM

Located between the two rooms is a cloakroom fitted with matching W.C and hand basin with storage shelving and coat hooks.

KITCHEN/DINER 4.55m by 3.14m

Beyond again is the open plan kitchen diner with a pair of French doors that open out onto the conservatory beyond. The kitchen has been fitted with a range of wooden 'Shaker' style wall and base units with a black granite effect work top and finished with a range of colourful wall tiles.

CONSERVATORY 4.55m by 1.27m

Out to the rear the conservatory has sliding patio doors that open out onto the charming rear garden.

MASTER ENSUITE 3.87m by 3.07m

The spacious master bedroom has ample storage with built-in wardrobes and a lovely set of French doors that open onto a Juliet balcony from which is commanded views down along the street and out over the recreational grounds opposite as far as the estuary. Off to the side is the en-suite with matching W.C and hand basin along with a 'walk-in bath' with the shower over the top.

BEDROOM TWO 3.14m by 2.46m

Another spacious room which overlooks the rear garden.

FAMILY BATHROOM

The family bathroom has been fitted with a seated shower enclosure along with a basin with vanity unit and W.C

FIRST FLOOR LOUNGE & BALCONY 6.60m by 2.93m

This spacious first floor lounge offer double aspect views with a set of folding doors to the rear opening out onto a small balcony over the rear garden. To the front a set of sliding patio doors open out to a cover balcony that commands views out across the recreational grounds and the river beyond as well as the hussle and bussle of the street below.

REAR GARDEN AND CAR PORT

Out to the rear is a delightful secluded rear garden which has been cut into the hillside and has been planted with a selection of flowering shrubs and plants. The brick paved yard lead to a pair of gates which open to the carport and to the electronic fob operated roller door to the front.

HALYARDS WATERSIDE GARDENS AND SLIPWAY

As part of the Halyards community, residence can utilise the visitors parking available and also to use the delightful communal gardens and slip way to the estuary which is accessed through the main complex.



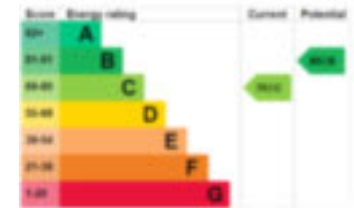
GROUND FLOOR
436 sq. ft. (40.5 sq. m.) approx.



1ST FLOOR
593 sq. ft. (55.1 sq. m.) approx.



TOTAL FLOOR AREA: 1029 sq. ft. (95.5 sq. m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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.