



East of   
ESTATE AGENTS

15 Retreat Road  
Topsham £550,000



# 15 Retreat Road

Topsham £550,000

A beautifully presented 1930s mid-terrace filled with all the charm and character you would expect from a property of this period. The property is located on a very quiet and stylish street just off Topsham High Street and is within easy walking distance to the town and the quayside, as well as on excellent transport and access routes to the city. This charming property is presented in a very high standard throughout and boasts a delightful tranquil South-west facing rear garden with double gates and optional parking can be re-instated. On the ground floor is a superb lounge with open fireplace and beautiful bay window, and to the rear a magnificent open planned kitchen and dining room that opens to the rear garden. To the first floor are two spacious bedrooms, family bathroom and smaller fourth bedroom, with a light and airy third bedroom located in the loft.

1930s Mid-terrace | Four Bedrooms | Delightful Lounge | Open Planned Kitchen and Dining Room

| Family Bathroom | Shower Room & Cloak Room

| Beautiful South-West Facing Rear Garden with Double Gates and Potential for Parking to be Re-instated

## LOCATION

Retreat Road is a very stylish and quiet road with no through access located just off Topsham High Street, and is ideally located within an easy level walking distance to Topsham town and the quay and with great transport links to the city of Exeter.

## FRONT GARDEN

The property is set back off the pavement behind a low brick wall with a front garden planted with a range of shrubs amongst gravel edged beds with a beautiful camellia adorning the garden.

## ENTRANCE HALL

A spacious hallway opens to the stairs to the first floor with ample storage below. Doors lead off to the ground floor accommodation and the floor has been laid with Kardean plank effect flooring which runs unbroken through the ground floor.

## LOUNGE 4.08m by 3.49m

First off to the left is a beautiful lounge which is characterised by its magnificent bay window out to the front garden. An elegant open fire place with quarry tile hearth, tiled fire surround and wooden mantel giving the room a central focus.

## KITCHEN 5.28m by 3.65m

The kitchen has been open planned and has been fitted with a range of wooden shaker style wall and base units



and topped with a grey granite effect work top and finished with a range of colourful splash back tiles. The central feature is the impressive range cooker which stands in front of a fully tiled wall with accompanying side cabinets.

#### **DINING ROOM & CLOAK ROOM** 3.89m by 2.72m

Extended off from the kitchen is the dining room with lovely views and access out to the rear garden and skylight windows above that lets the light flood into the room. Off to the side is a cloak room with a modern white W.C and basin with vanity unit, and a spacious shower.

#### **FAMILY BATHROOM** 1.75m by 1.81m

First off the landing is the family bathroom which has been fitted with a white suite with accompanying white wall tiles and blue coloured wood panelling.

#### **BEDROOM TWO** 3.65m by 3.33m

Bedroom two is a spacious light and airy room with stripped wooden flooring and ample wardrobe space built into the chimney breast sides, and views out over the rear garden.

#### **BEDROOM ONE** 4.18m by 3.33m

A further spacious room with stripped wooden flooring, built-in wardrobe and characterised by the beautiful bay window out to the front.

#### **BEDROOM FOUR** 2.06m by 1.90m

Naturally the smaller of the rooms though very adaptable and enjoying views out to the street.

#### **BEDROOM THREE** 4.54m by 4.23m

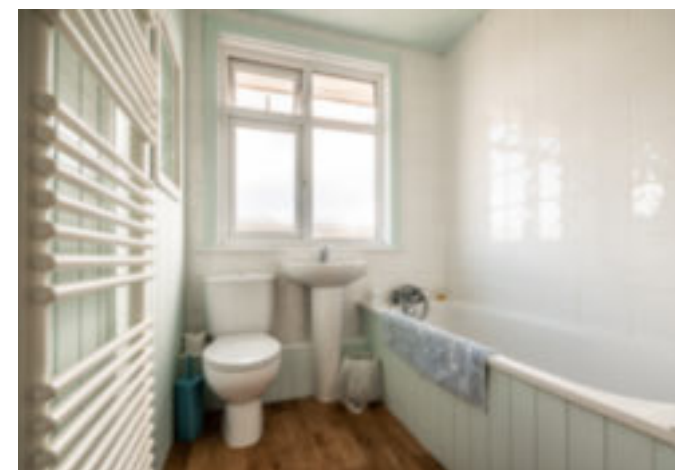
Built up into the loft, this lovely conversion provides ample space with plenty of light flooding in from the two velux windows that open out to give commanding views over the rear garden and the roof tops of Topsham beyond.

#### **REAR GARDEN**

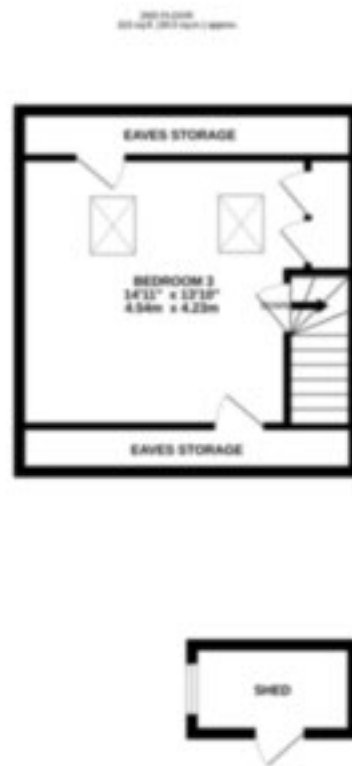
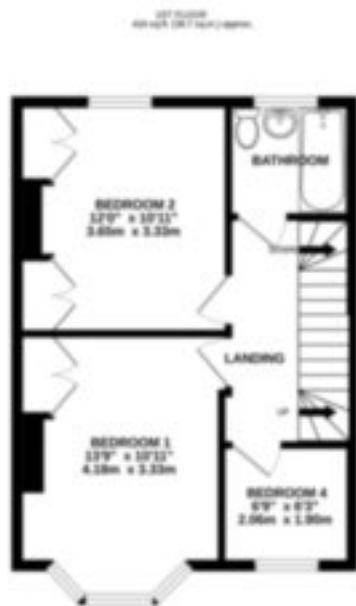
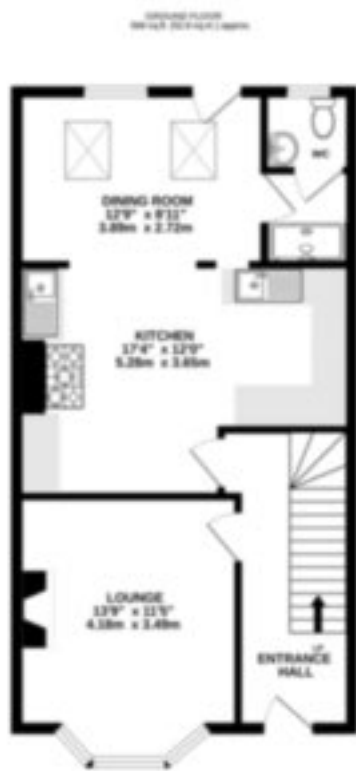
This beautiful South-west facing garden picks up on the afternoon sun. Nicely matured, the garden has been laid mostly to lawn with flowering beds to the sides with a stepping stone path that leads to the far edge where there are more mature trees and bushes. A small shed sits to the side of the garden and there is double gated access to a service lane at the rear.

#### **PARKING**

Double gates lead from a service lane to the garden. Former provision for off road parking can be re-instated.







TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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.