



East of 
ESTATE AGENTS

405 Topsham Road
Exeter £750,000

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This beautiful five bed detached house sits on the edge of the Exeter Golf & Country Club providing spectacular views across the greens. Located off Topsham Road, this property is within easy access to Topsham, to the city of Exeter and to the main A30/M5 trunk roads. Located over three floors, there are two large reception rooms, with an open planned kitchen and breakfast room on the ground floor and five spacious bedrooms and two bathrooms above. To the front of the property is ample parking and integral garage, whilst to the rear is a magnificent mature garden that edges onto 'hole 1'.

- | Detached | Five Bedrooms | Spacious Lounge
- | Dining Room | Kitchen & Breakfast Room
- | Two Bathrooms
- | Large Integral Garage & Ample Parking
- | Beautiful Rear Garden
- | Commanding Views over Golf Grounds
- | No Ongoing Chain



APPROACH

The property is located just beyond the 'Countess Wear roundabout' heading toward Topsham. Two stone pillars form the entrance to a large front garden with thick planted hedges to the sides. To the front of the house is ample parking with a side entrance to the rear garden and to the integral garage. Two steps lead up to the front porch.

ENTRANCE HALLWAY

Coming in through the porch is a beautiful wide reception hall with stairs to the first floor and doors off to the reception rooms.

DINING ROOM 4.57m by 3.98m

First around to the left is a spacious dining room with a large window overlooking the front of the property.

KITCHEN/BREAKFAST ROOM 6.65m by 4.71m

The 'U' shaped kitchen with peninsular island has been fitted with wood effect wall and base units topped with a black granite work top and up-stands and finished with a range of light green wall tiles. Inset is a ceramic hob and sink with a pair of eye line oven to the side.



Beyond the peninsular island is the breakfast room from which are pleasant views out across the rear garden.

UTILITY 3.26m by 1.84m

Located to the side of the kitchen and providing access into the integral garage is the utility room which again has been fitted with a range of wall and base units with a roll top wok surface with inset sink.

CLOAKROOM

To the rear of the hallway is a spacious cloakroom with a round counter top basin on a wooden plinth and blue tiled backdrop with a separate W.C and storage cupboards located below the staircase.

SITTING ROOM 7.07m by 3.95m

The sitting room is a magnificent room with double aspect windows to front and rear, with a sliding patio door opening out on to the rear garden beyond. Taking centre place is a stunning carved stone fire place and surround with inset fire.

BEDROOM 4 / STUDY 3.32m by 3.31m

First off the landing is bedroom four which is currently laid out as the office, and from which is commanding views out across the rear garden.

BEDROOM 2 3.75m by 3.67m

Next along is a bedroom two, which is a lovely spacious room with a large south facing window which lets the light flood into the room.

BATHROOM & W.C

The bathroom has been fitted with a corner shower cubicle with 'Trafalgar Traditional' shower fittings along with a vanity basin and finished with a beautiful range of grey floor to ceiling wall tiles. Across the landing is a separate W.C with matching white W.C and hand basin.

BEDROOM 1 4.57m by 3.95m

Bedroom one is naturally a splendid spacious room with south facing double aspect windows making this a lovely light and airy room.

BEDROOM 3 3.64m by 2.88m

Last along is bedroom three, which has a range of built-in storage units and again the commanding rear garden views.

SHOWER ROOM

Up onto the second floor and first off is the shower room which has been fitted with a shower cubicle along with matching W.C and hand basin and finished with white wall tiles with a gold mosaic border.

BEDROOM 5 4.06m by 3.17m

Tucked in under the eaves is bedroom five which is the premium room for the magnificent views that stretch out over the Exeter Golf & Country Club. A door leads through to the under eave storage that wraps around the room.

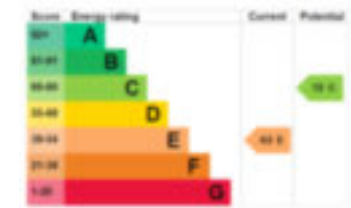
GARAGE

The integral garage has an up-over door to the front with rear doors to the utility and to the rear garden.

GARDEN

The delightful rear garden has been well considered in lay out and beautifully maintained. Patio areas lead off from the house to a large wooden shed. The garden has been mostly laid to lawn with a central art installation and the borders have been beautifully planted to incorporate flowering plants and bushes amongst the mature trees.





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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.