



A well presented 3 bedroom end of terrace house in this quiet central cul de sac benefiting from a pedestrian only thoroughfare to the front just off the High Street and vehicle access to the rear garage integral to the garden which has an additional side gate. Well presented with downstairs WC and double aspect reception with French doors to the garden. .

Pound Close  
Topsham £395,000

East of **EXE**

# Pound Close Topsham £395,000

End of Terrace | 3 Bedrooms | Double reception | Garden | Garage integral to garden | Side gate to garden | Quiet central cul de sac | Pedestrian way to front | Well presented

## APPROACH

Part glazed Upvc front door to entrance lobby.

## ENTRANCE LOBBY

Small entrance lobby with wood effect laminate flooring. Coat hanging space. Doorway to living room. Door to cloakroom.

## CLOAKROOM

Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c. and hand wash basin with tiled splash back. Radiator.

## LIVING/DINING ROOM

Light and spacious double aspect room with Upvc double glazed window to front aspect and Upvc double glazed french doors to the garden. Matching wood effect laminate flooring. Radiator. Feature fireplace with wood mantle, granite effect inset and hearth, with free standing electric log stove. TV and telephone points. Large understair recess. Opening through to the kitchen area.

## KITCHEN

Upvc double glazed window to rear aspect. Fitted kitchen with range of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Fitted Rangemaster gas oven with gas hob and large stainless steel cooker hood over. Space and plumbing for dishwasher. Tiled floor. Wall mounted gas combi boiler.

## STAIRS/LANDING

Stairs from the living room lead up to a spacious first floor landing. Hatch to loft space with pull down ladder and light. Double doors to large utility/airing cupboard with space and plumbing for washing machine. Doors to bedrooms and bathroom.

## BEDROOM 1

Light and spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Range of built-in wardrobes complete with hanging rail and shelf.

## BEDROOM 2

Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator. Range of built-in wardrobes complete with hanging rail and shelf.

## BEDROOM 3

Good sized single bedroom with Upvc double glazed window to front aspect. Radiator. Door to deep over stair storage cupboard.

## BATHROOM

Upvc double glazed window to rear aspect with obscure glass. Fully tiled bathroom with modern white suite comprising; low level w.c., pedestal hand wash basin and P'shape bath with glass shower screen and mixer shower, plus additional mixer tap with shower head attachment. Recess spotlights. Shaver point. Chrome ladder style radiator.

## OUTSIDE

**FRONT:**  
Attractive front garden enclosed by a low brick wall and laid to gravel, planted with a variety of shrubs and psalm trees.

## REAR GARDEN:

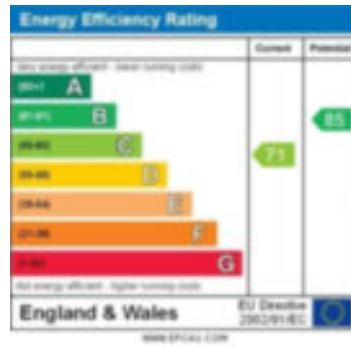
Low maintenance southerly facing rear garden laid to paving and edged with flower borders. Outside tap. Power point. Gate to side alleyway leading to residents car park and garages.

## GARAGE

Large double wooden doors lead to a detached single garage with light and power, some eaves storage and pedestrian door to garden.

## AGENTS NOTES:

The property is Freehold.  
Council Tax Band: C - Exeter City Council



THESE FLOOR PLANS ARE APPROXIMATE AND NOT TO SCALE. FOR MORE INFORMATION CONTACT THE AGENTS.



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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.