



Parkfield Road
Topsham OIEO £675,000

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Elegant and spacious period home located in the heart of Topsham, thoughtfully updated by the current owner for modern living while retaining its original charm. Set over three floors, this beautifully presented property offers light-filled interiors, high ceilings, and quality finishes throughout. The property benefits from three double bedrooms including master Ensuite, large extended kitchen/dining/family room, separate living room, utility and beautiful rear garden.

Superb Topsham address | Extended end terraced house | 3 double bedrooms | Ensuite | Open plan ground floor kitchen/living/dining space | Bifold doors to garden | Beautiful secluded rear garden | Sitting room | Utility room and ground floor WC | Potential for parking at the front.

LOCATION

This home is ideally positioned in the heart of Topsham, just a short and level stroll from the town centre. Topsham is renowned for its vibrant café culture, independent shops, and exceptional dining options, from cosy riverside pubs to award-winning restaurants which are all within easy reach. The town benefits from excellent transport links, with regular bus services and a train station only minutes away. The popular Darts Farm, a renowned shopping village offering local produce, artisan goods, and boutique shopping, is just a short drive away, adding to the area's charm and convenience.

DESCRIPTION

On entering the property, you are greeted by a pretty, characterful hallway featuring engineered oak flooring that flows seamlessly through the ground floor.



The heart of the home is the stunning open-plan kitchen, dining, and family room which was extended by the current owner and as such they have made a perfect space for everyday living and entertaining, complete with Shaker-style cabinetry, a central island, and bi-fold doors that open onto the picturesque rear garden. There is also a separate, light and airy living room with a charming feature fireplace that provides a cosy retreat, while a practical utility room and cloakroom add convenience to everyday living.

On the first floor you'll find two generously sized double bedrooms, including a spacious master with en-suite, as well as a beautifully appointed family bathroom. The second floor, which was converted by the current owners, from a loft space, now hosts a large and versatile third bedroom with Velux windows and ample built-in storage

GROUNDS AND GARDENS

Outside, the front garden is attractively planted and gated, this could be, if desired, converted into an off-road parking space for a small car, of which a number of properties in the street have already done. The stunning rear garden is a true highlight of the property featuring a paved patio from the family room leading on to winding lawn, featuring mature borders stocked with a variety of mature plants, trees and shrubs, a greenhouse, and two garden sheds. This hidden gem of a garden offers a peaceful and private sanctuary.

This character-filled home perfectly balances period elegance with contemporary comfort ideal for families or those looking for flexible, stylish living in a sought-after location.

AGENTS NOTES

The property is Freehold

Parking - Currently the property benefits from on road parking (permit required)

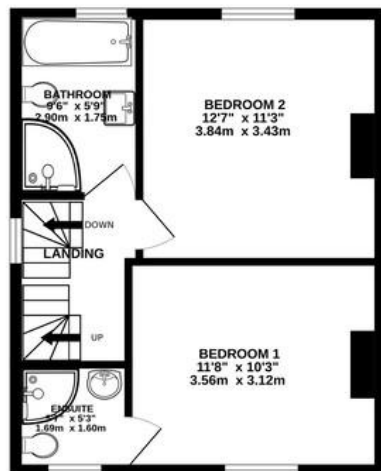
Council Tax Band: C - Exeter City Council



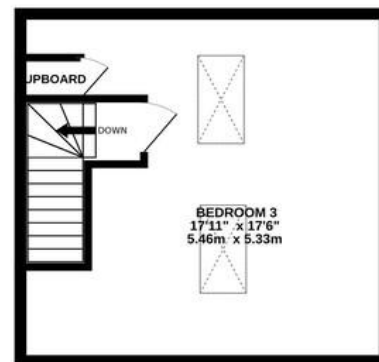
GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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