



A charming 1 bedroom flat located in the very heart of Topsham, just minutes walk from the town centre and to the quay. This delightful property has an open planned kitchen lounge with a charming box bay window to the front and double bedroom and bathroom to the rear, with the added benefit of a spacious garage below.

The Strand
Topsham £350,000

East of **EXE**

The Strand Topsham £350,000

Open Kitchen Lounge | Double Bedroom | Bathroom |
Character Bay Window & Balcony | Fantastic Central
Location | Garage with store room

HALL

A small entrance lobby opens out to the stairs to the first floor with door off to the garage.

KITCHEN 2.86m by 1.73m

Open planned off from the lounge, the kitchen is fitted with a range of white shaker style wall and base units topped with a black granite effect work top with inset drainer sink and gas hob and finished with dark marble effect wall tiles. To the front is a charming feature of a small balcony accessed by a pair of French doors which over hangs the street below.

LOUNGE 5.04m by 2.75m

The character lounge features a beautiful hanging box bay window with window seat that protrudes out above the street below giving a delightful vantage point to watch the world go by. In addition are arched cornice door ways in from the landing and into the kitchen and French doors out from the bedroom, along with built-in shelving to the sides of the chimney breast.

BEDROOM 3.40m by 2.75m

The double bedroom has a curtained wardrobe to the side of the chimney breast, a high raised window to the rear and the French doors that open out into the reception room.

BATHROOM 2.18m by 1.62m

The bathroom has been fitted with a white matching suite with an electric shower above the bath and finished with white wall tiles.

GARAGE 7.66m by 4.39m

The spacious garage below is accessed via a door from the base of the stairs and by an electronic fob operated roller door to the front. Below the stairs is a large storage cupboard.

Agents Notes

Council tax band 'B'

Lease: The property is to be sold with a brand new 999 year Lease (details To Be Confirmed)



EAST DEVON OFFICE
Tel: 01392 877240
61 Fore Street Topsham
Exeter EX3 0HL

EXETER OFFICE
Tel: 01392 345070
18 Southernhay West
Exeter EX1 1PJ

www.eastofexe.co.uk
enquiries@eastofexe.co.uk

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.