



SPACIOUS HOME. CHECK OUT this LOVELY modernised & refurbished Mid Terrace HOME. Located close to the popular Estuary town of Topsham & easy access to Exeter City & M5. 3/4 Bedrooms, spacious Living, open plan Kitchen Dining + Utility. Garden & patio areas, En-suite Bathroom & Shower Room. Off Road Parking & Carport

491 Topsham Road | Exeter | EX2 7AQ



thoroughly good property agents



PROPERTY TYPE

Mid Terrace House



SIZE

1,206 sq ft



LOCATION

Close to Topsham Town &
Exeter City



AGE

1970s Style



BEDROOMS

3/4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking, Carport



OUTSIDE SPACE

Garden, Large Garden,
Patio



EPC RATING

D (66)



COUNCIL TAX BAND

D



in a nutshell...

- 3/4 Bedrooms
- Large Kitchen Dining + Utility
- 1st Floor Living Room
- Plenty of natural light
- Large rear Garden & patio areas
- Study/Bedroom 4
- En-suite Bathroom & Shower Room
- Good Schools
- Easy access to M5 & Exeter City





the details...

Check out this deceptively spacious, mid-terraced family home, with four bedrooms, two ensuite, an enclosed rear garden, a carport and parking, on Topsham Road in the thriving city of Exeter.

Inside, it is beautifully presented with stylish decor throughout, and it feels warm and welcoming with gas central heating and double glazing.

The accommodation briefly comprises, on the ground-floor, an entrance hallway with two cupboards and a staircase to the first floor with additional storage beneath, a fabulous, modern, kitchen/dining room flooded with light from wide sliding glass doors to the rear garden, with loads of space for a dining table and seating, ideal for any occasion, and with an elegant, fitted kitchen with plentiful cupboard space and solid-quartz worktops, an eye-level double-oven, induction hob, and an integrated dishwasher and fridge/freezer.

A separate utility room has a door to the garden, a worktop and sink, space with plumbing for white goods, and a convenient cloakroom with a WC and basin. A wall-mounted condensing combi-boiler provides the central heating and hot water on demand. Completing the ground-floor are two bedrooms, a double with an ensuite shower room, and a single currently used as a study, ideal for those working from home.

Upstairs, is a superb living room with a picture window to the front filling the room with light, there is a double-bedroom with a built-in wardrobe area, served by a modern shower room, and a fabulous principal bedroom suite comprising a spacious double bedroom with his and hers built-in wardrobes, an airing cupboard, an a stunning ensuite bathroom with an elegant and modern white suite.

Outside, the rear garden is a surprisingly generous size, and is fully enclosed making it safe for both children and pets. Great for entertaining there is a terrace of decking, a level lawn, and a paved terrace at the end of the garden with built-in bench seating, providing a choice of venues, perfect for a barbecue, or sharing drinks with family and friends.

There is a timber shed, well-stocked beds of plants, shrubs and bushes, and a water-butt harvesting rainwater for watering.

At the front is a secluded patio with another shed, beside the carport and driveway where there is parking for up to three cars.

Tenure: Freehold
Council Tax: D £2167.61



what the owner loves most...

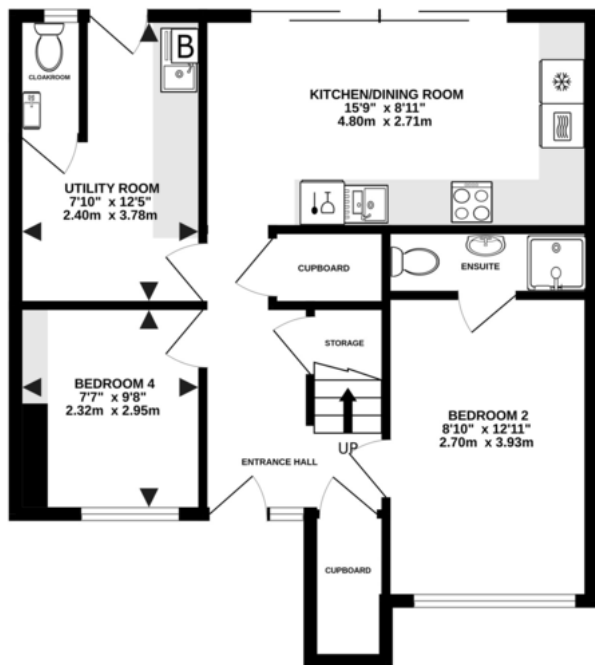
“Light, bright and open Live/Eat space with modern Kitchen, overlooking the Garden with the addition of the Utility & Study.”

1st Floor Living Room gives a quiet enjoyable space.”

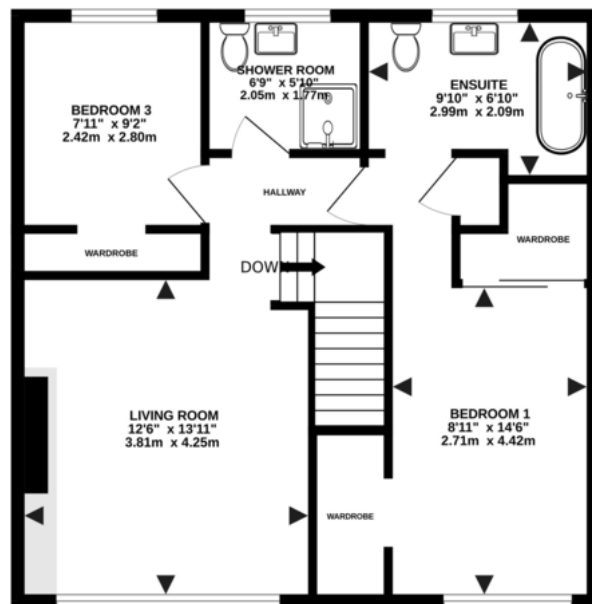


the floorplan...

GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1218 sq.ft. (113.1 sq.m.) approx.

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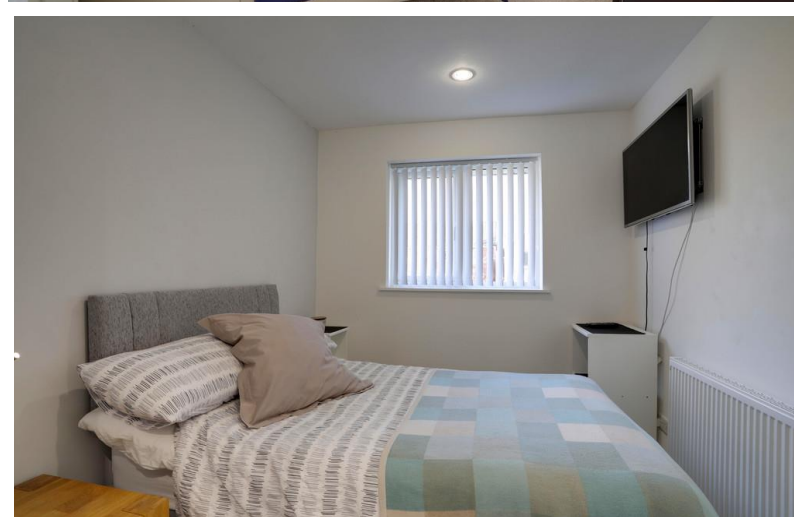
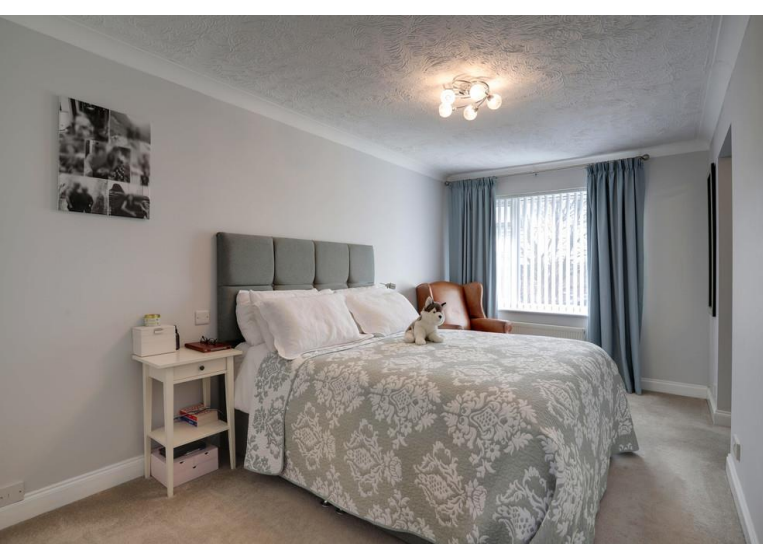
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