



East of 
ESTATE AGENTS

24 Carrick Mill
Topsham £750,000

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This exceptional detached family home, sitting within a larger than average plot, built the prestigious developer Strongvox, is Located In Topsham, just off Newcourt Road in the hugely popular Carrick Mill, a modest development of individual well spaced houses positioned around a beautiful central Green, all finished to an extremely high standard.

The property offers four bedrooms with master en-suite and an impressive open planned lounge, kitchen/diner, with bi-fold doors opening out onto a gorgeous south facing Mediterranean rear garden. Upgraded during the build, the property has beautiful engineered oak flooring running through the ground floor, an extended double sized garden, and an additional solar array which gives this property its impressive 'A' rating.

Detached family residence

- | 3 Large double bedrooms on the first Floor
- | Ground floor 4th bedroom/study
- | Open Plan Kitchen/dining/ sitting room
- | Utility room | Cloakroom
- | Magnificent landscaped rear garden
- | Garage & Parking
- | Solar panels & 'A' Rating epc
- | Larger than normal plot
- | Highly sought after Topsham location

APPROACH

Carrick Mill is one of the new prestigious Strongvox developments located just off Newcourt Road. The property is just 15 minutes walk from Topsham town and 10 minutes to the rail way station, and is within easy reach of transport routes. Number 24 overlooks the central green with its planted flower beds and has a small garden to the front with access to the beautifully landscaped rear garden.

HALLWAY AND CLOAKROOM

The front door opens into a wide welcoming central hallway with stairs to the first floor with storage below, opposite is the cloakroom fitted with a matching white W.C and hand basin.



STUDY/BEDROOM 4 3.07m by 2.81m

First off to the right is the study which also utilises as a fourth ground floor bedroom with views looking out over the green opposite.

LOUNGE 4.72m by 3.50m

Across the hall is the delightful lounge which is open planned through to the rear diner and kitchen. The floor has been laid with a beautiful range of engineered wood flooring which continues throughout the ground floor.

DINING ROOM 4.60m by 2.95m

Over looking the beautiful rear garden, the dining room has an impressive set of bi-fold door that open out allowing the reception rooms and garden to flow in together.

KITCHEN 4.10m by 2.95m

The kitchen has been elegantly laid out with a range of blue shaker wall and base units topped with a white quartz work top. Inset is a white bowl and a half ceramic sink and induction hob, with an eye line oven and grill.

UTILITY ROOM 1.82m by 1.94m

Located off to the side, the utility room has been fitted with complementary units to the kitchen with space for white goods and side access to the property.

MASTER BEDROOM 7.67m by 3.50m

This delightful master bedroom, which has been extended to incorporate the space of former first floor bedroom 4 to create a superior dual aspect master suite with views over the beautiful Green to the front and landscaped gardens to the rear, with dressing area/living space and en-suite bathroom with large shower cubicle, wall hung WC & wash hand basin finished with subtle grey wall tiles.

BEDROOM TWO 3.60m by 3.29m

Across the landing bedroom two is a generous double room with delightful south facing far reaching views across the garden and up over to Halden Hill.

FAMILY BATHROOM 3.06m by 2.03m

The family bathroom has been fitted with a double shower cubicle along with a bath and wall hung W.C and hand basin, and finished with a range of matching grey stone effect wall and floor tiles.

BEDROOM THREE 3.12m 2.35m

Bedroom three offers a generous single room with views out over the green to the front of the property.

GARAGE & PARKING 6.21m by 3.28m

To the side of the property is off-road parking for two vehicle in front of the garage. The garage itself is fitted with an up-over door and light and power.

GARDEN

The garden is the real jewel in the crown of this property. Beautifully laid out, this south facing Mediterranean garden has a magnificent pergola sitting above the paved patio just beyond the dining room. A stone path leads off to the gate access to the side and to the garage. A gravel bed leads down between wooden planters filled with an abundance of flowering bulbs and shrubs to the lower garden where a glorious olive tree takes pride of place.

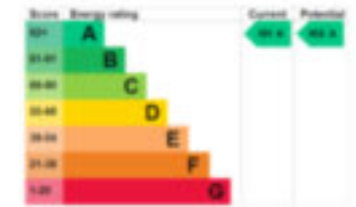
AGENTS NOTE

The former first floor bedroom 4 has been merged with the original master bedroom to create a large and impressive master suite. This could easily be reinstated to its original layout which would give four





TOTAL FLOOR AREA: 1436 sq ft. (133.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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