



East of **EXE**
ESTATE AGENTS

Haven Villas
Topsham £695,000

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Beautifully presented and stylishly modern three storey, three bedroom end of terrace house benefiting from integral double garage and attractive landscaped terraced gardens. Quiet and convenient location with stunning views over the recreation ground and estuary. Triple glazed throughout, engineered Oak flooring, west facing Juliet balcony and gated access to gardens.

End of Terrace | Three Storeys

| Three Bedrooms | Integral Double Garage

| Beautiful Landscaped Garden | Estuary Views

| Stylish Modern Kitchen and Separate Utility

| Easy Access To Recreation Ground

| Triple Glazed and Engineered Oak Flooring

| No Ongoing Chain

Entrance Hall

Front door with entry phone system opens into the entrance hall with inset coir matting, automatic spot lighting, wall mounted radiator with radiator cover and storage, door into garage and carpeted stairs to first floor landing.

First Floor Landing

Engineered oak flooring, wall mounted radiator with radiator cover, spot lighting, stairs to second floor landing and doors to both first floor rooms.

Shower Room

Triple glazed frosted window to side aspect. Suite comprising close coupled WC, vanity with granite work tops, sit on wash hand basin with cupboard under, walk in shower, storage cupboard, wall mounted radiator, tiled flooring and spot lights.



Sitting/Dining Room

Dual aspect room with continued flooring from landing, two wall mounted radiators, triple glazed windows to front and side over the local park and Juliet balcony with tip and tilt floor to ceiling triple glazed doors. Built in electric living flame fire, wall and pendant lighting and open archway into:-

Kitchen

Triple glazed window and stable door to rear onto garden. Range of wall and base units with granite work tops over, inset sunken sink with carved drainer to side, built in dishwasher, fridge/freezer, eye level double oven and induction hob with extractor hood over. Space saving units throughout, continued flooring from sitting/dining room and spot lighting.

Second Floor Landing

Carpeted landing with loft hatch, spot lighting and doors to all second floor rooms.

Bedroom 1

Dual aspect room with triple glazed windows to front and side offering estuary views over the local park towards Haldon Hills and beyond. Wall mounted radiator, built in wardrobes and pendant light.

Bedroom 2

Triple glazed window to rear over garden, wall mounted radiator, built in wardrobes and pendant light.

Bedroom 3

Triple glazed window to rear over garden, wall mounted radiator and pendant light.

Shower Room

Triple glazed window to front aspect with estuary views towards Haldon Hills. Suite comprising close coupled WC, vanity unit with granite work tops over and sit on wash hand basin, walk in shower, towel rail radiator, spot lights and tiled flooring.

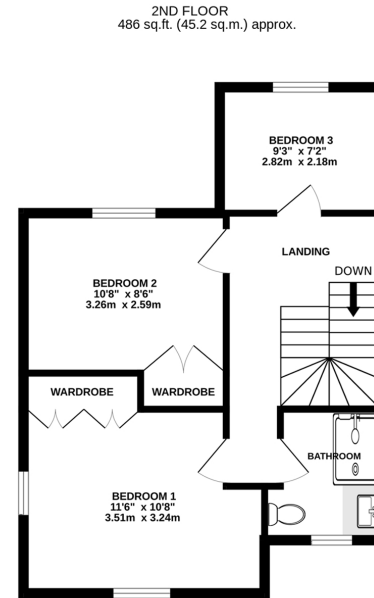
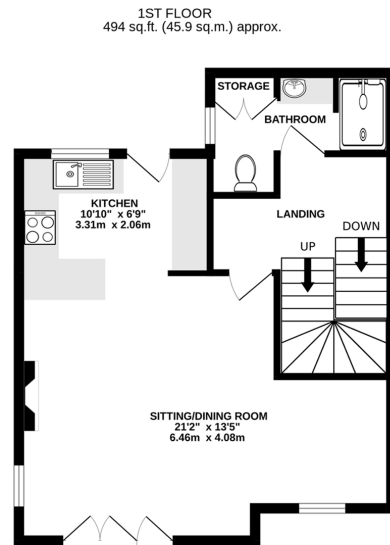
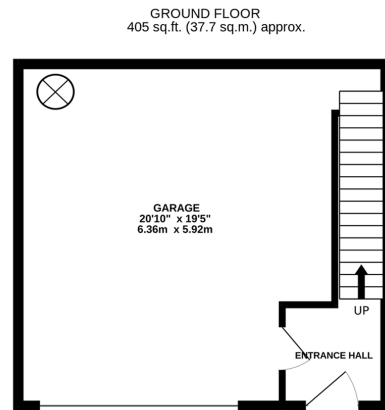
Gardens

To the rear of the property are the split level landscaped gardens. Planted borders house a variety of mature plants and shrubs, several paved seating areas make the most of the days sunlight with outside tap, storage shed, raised patio area, gated pedestrian access to the front of the property and adopted land to the side offering estuary views over the local park towards Haldon Hills and beyond.

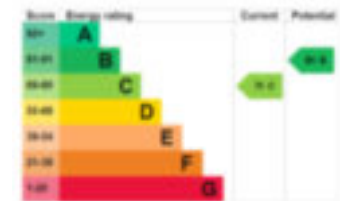
Double Garage

Integral double garage with electric up and over door, under stairs storage, wall mounted boiler, power and lighting.





TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.