





Situation

Finished in early 2019 by award-winning property developer Burrington Estates, the EXIII development stands apart from other new build estates in the locality. Enjoying exceptional attention to detail, luxury interiors and stunning designs these properties have proved to be incredibly popular. Nestled on the banks of the River Exe, Topsham was formerly a seaport and centre for shipbuilding and is now one of the region's most sought after places to live.

The centre of this bustling town has charming independent businesses, bars and restaurants. Cycle paths and walking routes mean it's also a great place to explore the outdoors and discover the local wildlife.

There are a number of conveniences nearby including a good primary school, local food stores and pubs. You can take the train straight into Exeter from Topsham railway station. There are also excellent links by road and rail to the rest of the South West and London. The M5 is just a short drive away.



Description

A stylish and modern home in one of the most sought after developments in the Exeter area. This stunning home is beautifully appointed, with underfloor heating throughout downstairs, pretty rear gardens, off road parking, separate garage and office. A perfect house to enjoy everything Topsham has to offer!

Accommodation

The front door opens into a spacious and welcoming entrance hall, with built in storage to hide coats and boots, stairs leading up to the first floor and doors leading through to the Kitchen-Dining Room, Living Room and Downstairs W/C.

The Kitchen-Dining Room is the hub of the house, with space for a dining table and large windows overlooking the close at the front and the gardens behind. When the property was built they paid particular attention to the kitchen, arranged to create an open plan room. The Quartz worktops add instant luxury, as well as high end siemens appliances including the built in double oven, dishwasher, fridge, freezer and gas hob. A separate Utility room adjoins the Kitchen and is a really handy space, with stainless steel sink, base and wall mounted units, space for the washing machine and a door opening into the garden.

Across the hallway is the Living Room, another substantial room spanning the width of the house with tri-fold doors opening into the garden.

Upstairs there are three good sized bedrooms. The Master Suite is a large double room with built in wardrobe and en-suite Shower room while Bedroom two and three are also large double rooms. The family bathroom is an attractive tiled, white suite with panel bath and shower over, W/C and wall hung basin.

Outside

To the side of the property is a tarmac parking space for two cars, this leads onto the garage with electric up and over door, lighting and power. Part of the garage has been turned into an Office with a glazed door opening into the garden, perfect if you need to work from home.



The rear gardens are a particular feature. Having been beautifully landscaped to create a peaceful space, with pretty borders and climbing plants providing a high degree of privacy, as well as a raised decking area perfectly located to catch the sun throughout the day.

Services

All mains services are connected, mains Gas, Water, Electric and Drainage. Solar panels on the roof are fully owned and contribute to the properties energy usage.







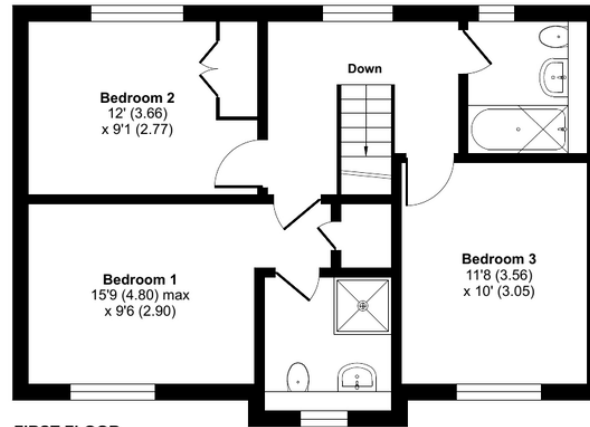
Plover Close, Topsham, Exeter, EX3

Approximate Area = 1302 sq ft / 120.9 sq m (includes garage)

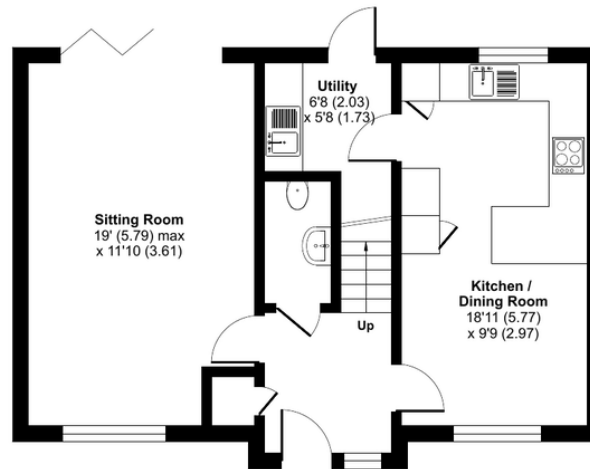
Outbuilding = 91 sq ft / 8.4 sq m

Total = 1393 sq ft / 129.4 sq m

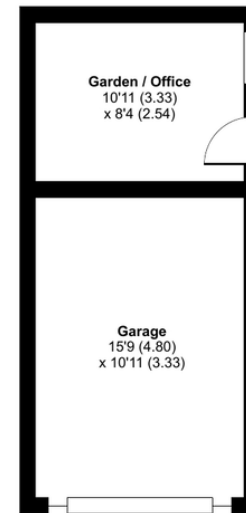
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FIRST FLOOR



GROUND FLOOR



GARAGE & OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Smart Estate Agent Exmouth Ltd. REF: 995272

