



East of **EXE**
ESTATE AGENTS

High Street
Topsham £380,000

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Located in the heart of Topsham close to all local amenities and major transport links this deceptively spacious, mid terraced property has been sympathetically modernised through out to retain plenty of original features and benefits from two bedrooms, modern open plan kitchen/dining/family room, separate lounge, modern family bathroom and pretty secluded rear garden.

Period Mid Terrace | Two Bedrooms | Stylish Modern Openplan Kitchen/Dining/Family Room | Lounge | Family Bathroom | Secluded Rear Garden | Central Topsham Location | Walking Distance Of Local Amenities |

ENTRANCE

Opening into the property a small lobby separates the hallway with an elegant stained-glass door. Stairs lead up to the first floor and doors lead into the two reception rooms.

LOUNGE

First off to the right is the lounge, a delightful room overlooking the front of the property with engineered wooden flooring and a central wood burning stove sat upon a grey marble hearth with white mantle over the top.

FAMILY ROOM

Next along is the family room which again is laid with engineered wooden flooring that continues to run through the ground floor. To the side the original fireplace with its decorative tile surround is still in situ and the room opens out to the kitchen beyond.



KITCHEN/DINER

The stylish contemporary kitchen has been fitted with a range of light grey wall units with contrasting darker base units topped with a white work top. Slightly elevated and beyond is the dining area which basks in the light and the views coming from the rear garden.

FAMILY BATHROOM

First of the landing is the generous family bathroom. An oval bath has been set within a travertine tiled frame with the vanity sink and toilet tiled in the same mosaic style travertine tiles. Tucked around to the right is a large double shower cubicle.

BEDROOM TWO

Bedroom two offers a generous room easily accommodating a double bed. Again the charm is retained with the original black cast iron fireplace with white mantle and surround, and to the side is ample storage with a built-in wardrobe.

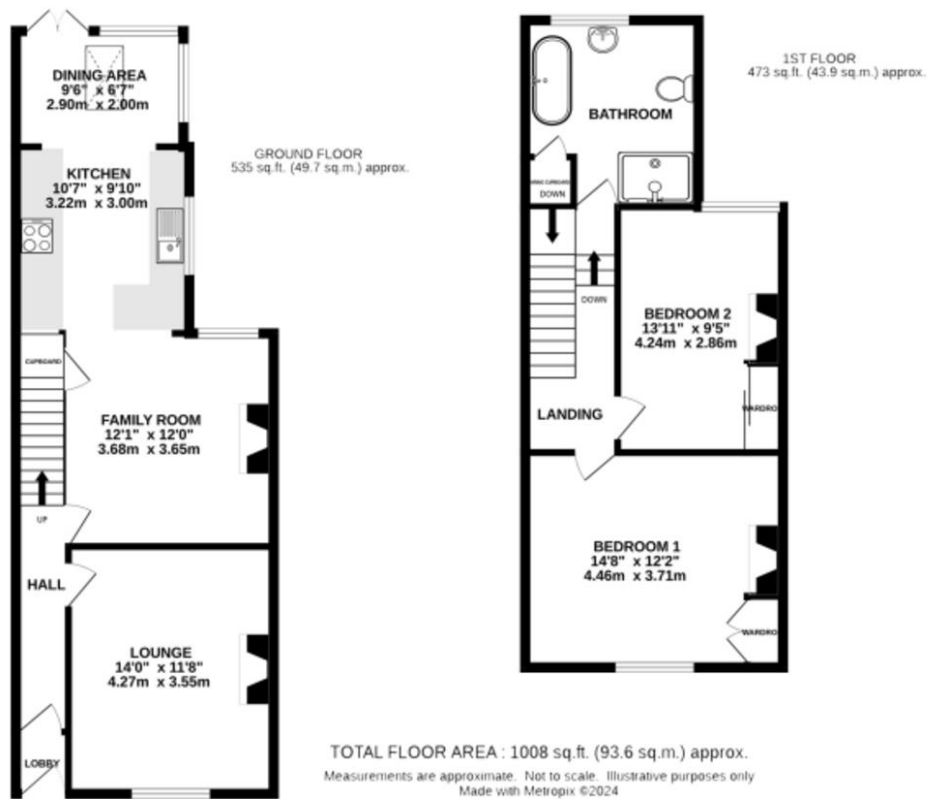
BEDROOM ONE

Bedroom one is another delightful spacious room which again host the black cast iron fireplace with white mantle surround and built-in wardrobe storage.

GARDEN

Out to the rear is a lovely secluded West facing garden. The garden is elevated up where a decked area host a summer house with seating and further along a gravelled garden hosts a sizable garden shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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