



A superb mid terraced Cottage in the heart of Topsham, a much sought after vibrant, estuary town. The property offers excellent accommodation, beautifully decorated with charming period features including brick fireplace and exposed beams. With Two bedrooms on the first floor and on the ground floor, a sitting room, kitchen/dining room, ground floor bathroom and door to path which leads to a wonderful private rear garden.

Denver Road
Exeter £310,000

East of **EXE**

Denver Road Exeter £310,000

Mid Terraced Cottage | Two Bedrooms | Spacious Kitchen/Dining Room | Characterful Living Room | Bathroom | Wonderful Private Garden | Sought After Location | Walking Distance Of Local Amenities |

APPROACH

Part glazed front door to living room.

LIVING ROOM

Characterful room with exposed beams and feature fireplace with fitted log burning stove. Sash style window with deep sill to front aspect. TV and telephone points. Recess spotlights. Wall mounted electric panel radiator. Door to kitchen/dining room.

KITCHEN/DINING ROOM

Attractive kitchen/dining room with stairs to first floor and understair recess. Fitted kitchen with range of base and wall units in wood effect finish. Solid oak worktop with tiled surround and inset ceramic sink. Integral electric single oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Electric chrome ladder radiator. Recess spotlights. Large ceiling window. Two steps up to rear hallway.

REAR HALLWAY

Coat hanging space. Glass panel door to bathroom. Part glazed stable style door to rear access.

BATHROOM

White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, and mixer tap with shower head attachment. Part tiled walls. Extractor fan. Recess spotlights. Large ceiling window. Chrome ladder style electric radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from kitchen/dining room to small first floor landing with doors to bedrooms. Velux ceiling window.

BEDROOM 1

Spacious double bedroom with wonderful high vaulted ceiling and exposed timbers. Window to front aspect. Stripped wood floor. Range of high level storage cupboards. Door to airing cupboard complete with hot water tank and shelving. Double doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 2

Further good sized bedroom with some height restriction and large window to rear aspect with outlook over the gardens. Wall mounted electric panel radiator. Stripped wood floor.

OUTSIDE

REAR GARDEN

Pathway leads from the property down to a wonderful enclosed courtyard garden edged with various mature plants and shrubs. Gate leading to further pathway and shed.

AGENTS NOTES

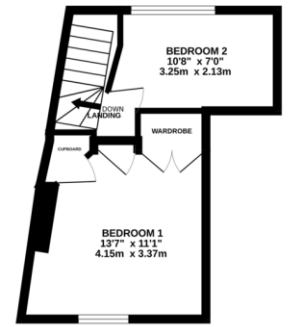
The property is Freehold.

Council Tax Band: B - Exeter City Council

GROUND FLOOR
303 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq.ft. (50.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustration purposes only.
View via Mortgage Choice

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 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