



Located in very central Topsham this 1st floor, one bedroom apartment is well presented with a spacious and bright open plan reception room with modern fitted kitchen, good size double bedroom and bathroom. Double glazed, central heating and offered with no ongoing chain. Ideal 1st time buy or investment property.

Pound Close
Topsham £190,000

East of 

Pound Close Topsham £190,000

One Double Bedroom | 1st Floor Apartment | Well Presented
 | Open Plan Reception/Kitchen | West Facing | Central
 Topsham | Ideal First Time Buy/Investment | Double Glazed
 Throughout | Gas Combi Boiler | No Ongoing Chain

ENTRANCE

Communal front door from Pound Close underway. Stairs to the first floor.

ENTRANCE HALL

Light fitting, door bell and radiator, doors to all rooms.

RECEPTION ROOM/KITCHEN

Open plan with two west facing windows to the front. Wood effect flooring throughout and radiator.

Modern fitted units, stylish worktop, oven and hob with extractor fan over, boiler, space for fridge freezer and washing machine, spot lighting.

BEDROOM

West facing window, light fitting, and radiator.

BATHROOM

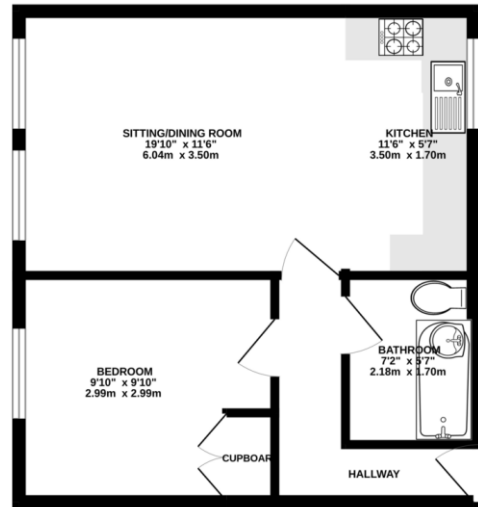
Modern white suite comprising 'P' shaped bath with shower and screen over, wash hand basin, WC, fully tiled, light and extractor fan.

AGENTS NOTES

The property is Leasehold with 154 Years left remaining. For service charge details please contact the office.

Council Tax Band - B

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	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