



East of **EXE**  
ESTATE AGENTS

Elm Grove Gardens  
Topsham £775,000



# Elm Grove Gardens

Topsham £775,000

Delightful detached bungalow located in a quiet cul-de-sac in the picturesque town of Topsham. This sought after location is just minutes walk in to the town centre and quay side, as well as the railway station and provides easy access to all major routes. The property offers a spacious double aspect lounge, kitchen/breakfast room, along with three generous bedrooms and family bathroom. To the front is an attractive garden with garage, car port, parking, and a secluded garden to the rear.

Detached Bungalow | Three Bedrooms |  
Lounge/Diner | Kitchen/Breakfast Room | Family  
Bathroom | WC | Garage and Off Road Parking |  
Delightful Gardens | Sought After Location | No  
Ongoing Chain

## APPROACH

Elm Grove Gardens is located just off Elm Grove Road and offers a fantastic central location. To the front is an attractive garden laid to lawn with borders filled with flower plants and shrubs. A driveway fronts a car port with garage behind and a path to the side leads to the front door.

## ENTRANCE HALLWAY

A lovely wide entrance hall welcomes you into the property with stripped flooring running through which continue through much of the property. Doors lead off to the reception rooms along with the bedrooms.

## LOUNGE/DINER

First in around to the right is the lovely lounge diner with its double aspect windows and a central open fire with white tiled mantle and hearth, and a pair of French doors open into the adjoining kitchen.





### **KITCHEN/BREAKFAST ROOM**

The kitchen has been fitted with a range of white 'shaker' style wall and base units topped with a black granite effect work top and splash back with inset drainer sink and hob. Opened off to the rear the breakfast room has further storage and space for white goods and enjoys the views of the rear garden.

### **BEDROOM THREE**

First along the hallway is bedroom three and like all the bedrooms this is a generous double room and one that has views out over the front garden.

### **BEDROOM ONE**

Bedroom one is a lovely room with double aspect window to front and side with built in bedroom furniture.

### **BEDROOM TWO**

Bedroom two is located to the back of the property and enjoys the rear aspect views and has built-in bedroom furniture.

### **BATHROOM AND WC**

The family bathroom has been fitted with a modern white W.C and hand basin, along with a corner shower cubicle and finished with a range of stone effect wall tiles with decorative dado rail tiles. To the side is a separate W.C again is fitted with a white W.C and hand basin.

### **GARAGE**

The garage is located to the side of the property and is fitted with light and power with an up-over door to the front.

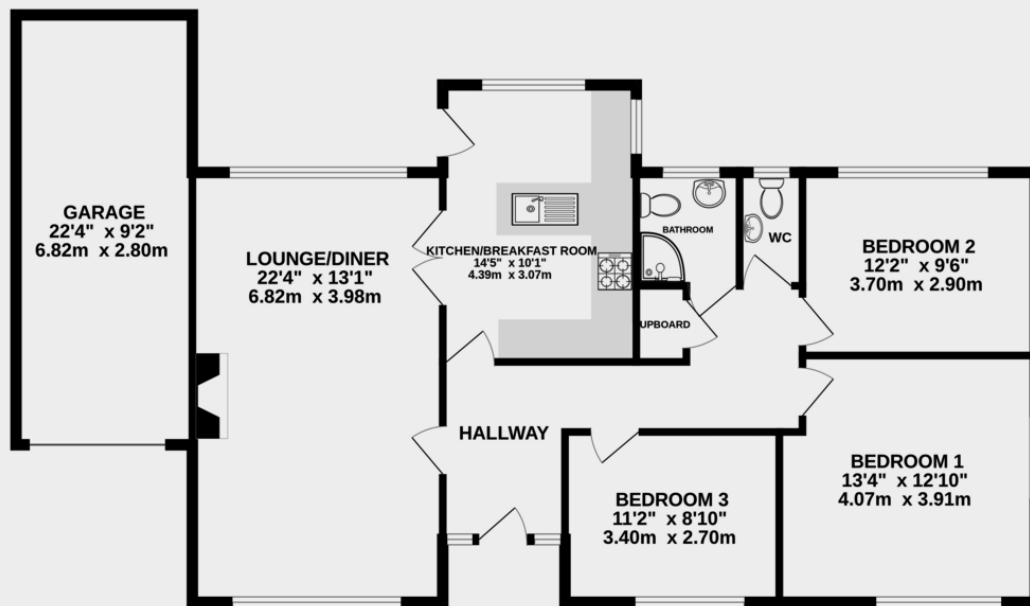
### **GARDEN**

Out to the rear is a delightful secluded garden with patio seating area and summer house. The garden is laid to lawn with the bordering hedge filled with flower plants and shrubs





**GROUND FLOOR**  
1206 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		

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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