



East of **EXE**
ESTATE AGENTS

Tresillian Gardens
Topsham OIEO £1,500,000

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Tucked away in one of Topsham's premier locations is this superb and beautifully presented four bed detached property. Tresillian Gardens is set in an idyllic location just a stone's throw from the estuary, goat walk, and a short walk to the town centre itself. This delightful property offers exceptional space throughout and offers multi-functional living with two large reception rooms, an office and a beautiful open planned kitchen, diner and garden room. On the first floor is an opulent master suite and three further bedrooms all of which enjoy stunning picture window views across the garden, along with a family bathroom. Sitting within a generous quarter acre plot, the property boasts a beautiful rear garden with a patio back dropped with a stately wisteria. This elegant and beautifully presented south-west facing garden is filled with flowering beds and established trees, whilst to the front of the property is a well-tended garden with gravel parking and garage.

Superb Topsham Location | Four Bedrooms with Master Suite | Detached | Open Plan Kitchen, Diner & Garden Room | Living Room | Family Room & Study | Family Bathroom | Cloak Room & Utility Room | Magnificent Gardens & Summer House | Garage & Ample Parking

LOCATION

Tresillian Gardens is a delightful quiet cul-de-sac of exclusive properties located just off the Strand in the highly regarded Historical town of Topsham. Number 6 Tresillian Gardens is located on the left-hand side behind a low well-tended beech hedge with a wooden gate to the front and garage to the side.

Topsham is a popular estuary town, known for its rich shipping history and famous for beautiful Dutch house architecture located along the highly desirable Strand. With excellent amenities including, The Sailing Club, The Bowls Club, The Goat Walk, the bird hide and nature reserve at Bowling Green Marsh plus many highly regarded restaurants and pubs and streets lined with independent shops. Topsham enjoys a wonderful local community with a resident run committee called Love Topsham, who regularly bring residents together with an array of events. Topsham sits on the avocet train line from Exmouth to Paignton and trains run out of



the station every 25 minutes going in the direction of Exmouth or Exeter. From Exeter St Davids trains to London's Paddington take approximately just over two hours. There is a regular bus service and the M5 motorway junction is about 3 miles away.

DESCRIPTION

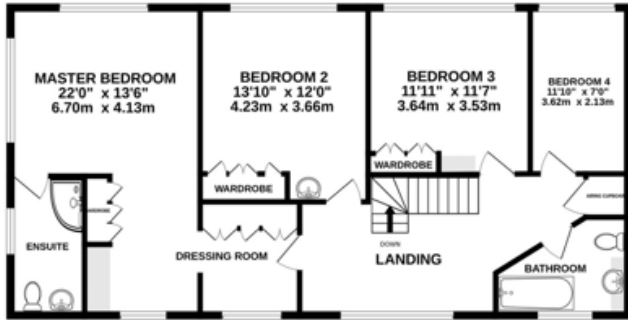
Upon entrance through the front porch you step into the spacious reception hall which provides access to the study, utility and cloakroom, with stairs to the first floor. Opening off are two large reception rooms interlinked with a concertina door allowing the rooms to flow together and each with large vista windows framing the garden views. Across is a magnificent open plan kitchen, diner, and garden room. A superb modern white kitchen has been fully fitted out and laid out with a peninsular island with the dining room to the side. Beyond is an impressive garden room with bi-fold doors opening out onto a striking patio backdropped against a stately wisteria allowing the garden to flow into the house. On the first floor is an opulent master suite with dressing room and en-suite and from which is commanding views out across the beautiful garden. There are a further two double bedrooms each with built-in wardrobes and a smaller single room, all of which benefit from the garden views, and across the landing is the family bathroom

GARDENS AND GROUNDS

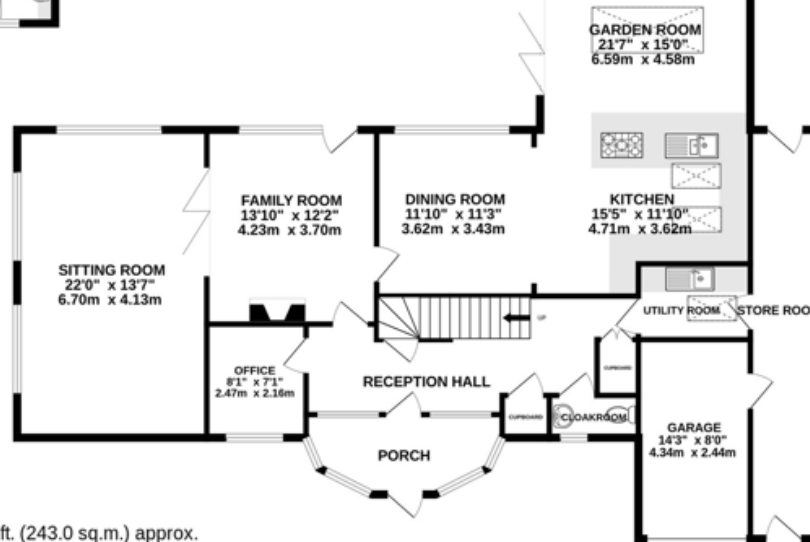
The property sits within a generous quarter acre plot with parking and garage to the front. To the rear is a magnificent well established southwest facing garden that has been carefully planted and beautifully maintained. A large patio runs across the rear of the property above which is a delightful mature wisteria that frames the scene. The garden has been laid to lawn with the borders filled with a colorful array of plants and shrubs along with a selection of mature trees. Tucked away in the corner is a delightful Summer House with storage shed behind along with further storage to the rear of the property.



1ST FLOOR
969 sq.ft. (90.0 sq.m.) approx.



GROUND FLOOR
1646 sq.ft. (152.9 sq.m.) approx.



TOTAL FLOOR AREA : 2615 sq.ft. (243.0 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 | | 71 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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