



East of 
ESTATE AGENTS

Victoria Mead
Exeter £550,000

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This stunning semi-detached home is nestled within the prestigious Apsham Grange development in Topsham. Located off Clyst Road, Victoria Mead enjoys a prime location within walking distance to the charming town of Topsham. This immaculate four-bedroom property boasts a master ensuite, a spacious lounge, and an open-plan kitchen diner featuring a contemporary white kitchen with a luxurious white Silestone worktop and French doors opening onto a west-facing garden. With a beautiful family bathroom, a garage, and ample parking, this home perfectly balances modern elegance with practical family living.

Semi-Detached | Four Bedrooms with Master En-suite | Open Planed Kitchen, Diner | Spacious Lounge | Family Bathroom | Downstairs Cloak Room | West Facing Rear Garden | Garage | Ample Parking

LOCATION

Situated off Clyst Road, Victoria Mead enjoys a prime location within walking distance to the charming town of Topsham with its array of fine eateries and boutique shops. The area provides easy access to Topsham railway station and to the historic Quayside along with the prestigious Darts Farm shopping village. For those needing access to larger amenities, the bustling city of Exeter and the town of Exmouth are within close proximity, offering a wide range of shopping, dining, and cultural attractions. Commuters will appreciate the property's convenient location near the M5/A30 corridor, providing swift access to major routes for travel throughout the region.



DESCRIPTION

This delightful property built by the renowned Taylor Wimpey Group is approximately twelve months old and offers a perfect blend of luxury and functionality. The ground floor features a spacious hallway leading to a large lounge with open aspect views across the park along with a stylish downstairs cloakroom. The heart of the home is the open-plan kitchen diner, complete with sleek white cabinetry, high-end appliances, and a Silestone worktop and upstand. The dining area, bathed in natural light, opens through French doors to the patio and the garden beyond. Upstairs, the master bedroom includes a well-appointed ensuite, with three additional bedrooms offering ample wardrobe space and a beautifully family bathroom fitted with a modern white suite and an elegant, tiled feature wall.

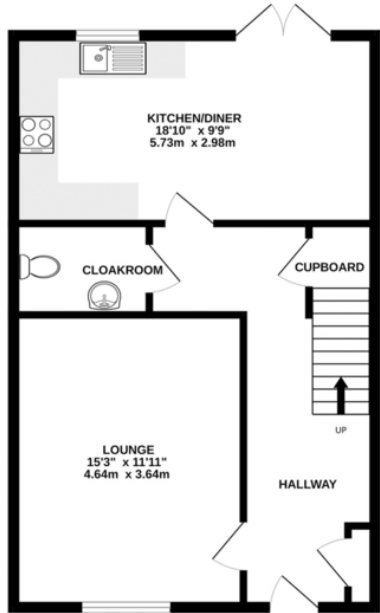


GARDEN AND GROUNDS

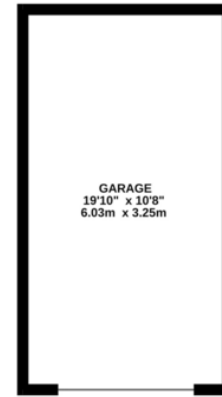
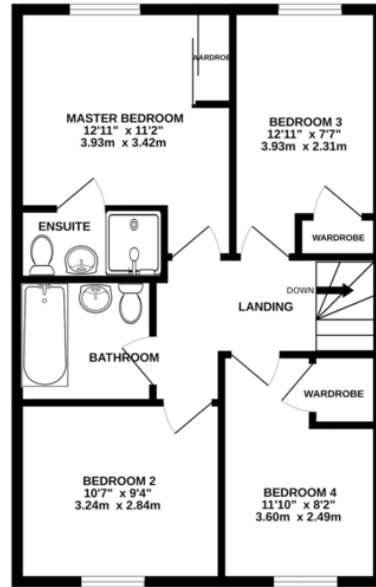
A small front garden is filled with shrubs with a path leading to the front door with storm porch over the top. To the rear, a west-facing garden is a delightful outdoor haven with a patio running along the rear of the property. Laid to lawn the garden is framed by burgeoning beds filled with a variety of flowering plants and shrubs. A side access gate leads to the adjoining garage fitted with light and power, and to the front is off-road parking for several vehicles.



GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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



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