

This property on Coles Court is a lovely three bedroom semi-detached house situated in a tucked away location just off the high street of the highly popular estuary town of Topsham. This lovely property features; light and spacious open plan living/dining/kitchen, modern fitted kitchen, downstairs cloakroom, three good sized bedrooms and shower room. The property also benefits from a lovely, enclosed roof terrace and off-road parking for one vehicle. The property will be sold Chain Free.

High Street  
Exeter £450,000

East of 



# High Street Exeter £450,000

Attractive semi-detached house | Three bedrooms | Open plan kitchen/dining/living room | Modern fitted kitchen | Downstairs cloakroom | Shower Room | Gas central heating | Enclosed roof terrace | Off-road parking for one vehicle | Chain Free

## APPROACH

Stable style front door to entrance hallway.

## ENTRANCE HALLWAY

Spacious entrance hallway with stairs to first floor. Recess spotlights. Radiator. Door to understairs cupboard. Door to cloakroom. Glass panel door to living/dining/kitchen area.

## CLOAKROOM

White suite comprising; low level w.c. and hand wash basin with tiled splashback. Extractor fan. Recess spotlights. Radiator. Wall mounted gas combi boiler.

## OPEN PLAN LIVING/DINING/KITCHEN AREA

Light and spacious open plan room with large, double-glazed window to front aspect. Radiator. Recess spotlights. TV and telephone points. Modern fitted kitchen with an excellent range of base, wall, drawer and display units in light wood finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral eye-level electric double oven and gas hob with extractor hood over. Space and plumbing for washing machine. Integral fridge/freezer and dishwasher.

## STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Door to airing cupboard complete with shelving. Doors to bedrooms and shower room.

## BEDROOM 1

Spacious double bedroom with large, double-glazed window to front aspect. Radiator.

## BEDROOM 2

Further spacious bedroom with double glazed window to rear aspect and part glazed door to roof terrace. Radiator.

## BEDROOM 3

Good sized single bedroom with double glazed window to front aspect. Radiator. Overstair deep alcove.

## SHOWER ROOM

Double glazed window to rear aspect with deep sill and obscure glass. Modern white suite comprising; low level w.c., hand wash basin and glass folding door to tiled shower enclosure with electric shower. Recess spotlights. Radiator. Shaver point.

## ROOF TERRACE

Enclosed paved roof terrace enclosed by low wall and wrought iron railings.

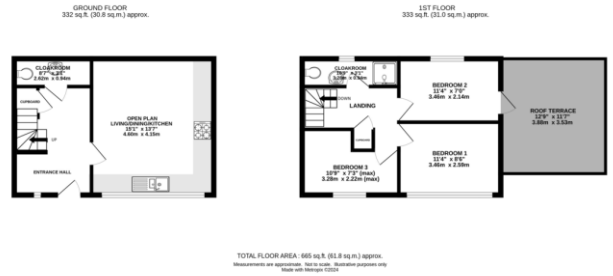
## PARKING

Off-road parking space for one vehicle.

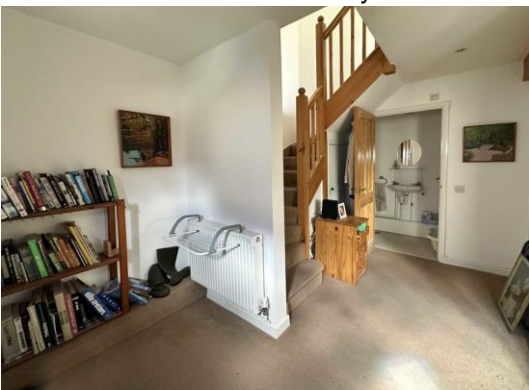
## AGENTS NOTES:

The property is Freehold.

Council Tax Band: C - Exeter City Council.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 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 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