



East of 
ESTATE AGENTS

Ashford Road
Exeter £550,000

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This beautifully presented Victorian end-terrace offers a perfect balance of period charm and modern living. The property features three bedrooms, a spacious open-plan sitting and dining room, and a secluded west-facing garden with rear parking. With clean, neutral interiors, this home is bright and welcoming, enhanced by thoughtful design and period features, including a character fireplace. Located just a short walk from the town centre and local amenities, it also offers excellent access to public transport and key routes.

Period Property | End Terrace | Three Bedrooms |
Spacious Open Plan Lounge Diner | Galley Kitchen |
Utility Room | Family Bathroom | West Facing
Garden | Rear Parking | Central Topsham Location

LOCATION

This property enjoys an enviable location, just a five-minute walk from the heart of the town centre, where an array of shops, cafés, and local amenities can be found. The nearby Ferry Road offers easy access to Topsham's scenic waterfront and recreation ground, while excellent public transport links and close proximity to trunk roads ensure convenient travel to Exeter and beyond. With its blend of tranquil residential charm and accessibility, the location offers the best of both town and country living.

DESCRIPTION

This Victorian end-terrace exudes period charm and elegance, with clean, modern finishes throughout. Upon entering, the welcoming hallway sets a bright and airy tone, leading directly to the staircase that ascends to the first floor. The ground floor features a spacious open plan sitting and dining room, providing an ideal living space.



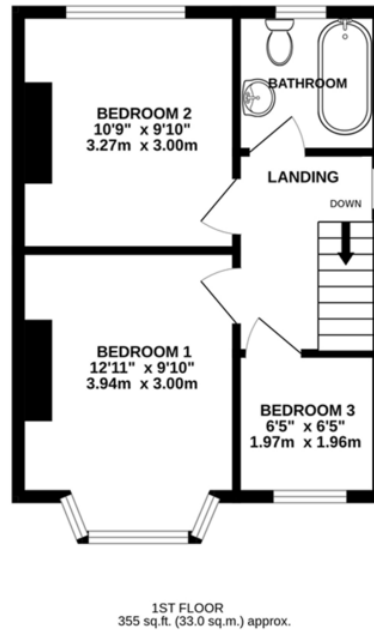
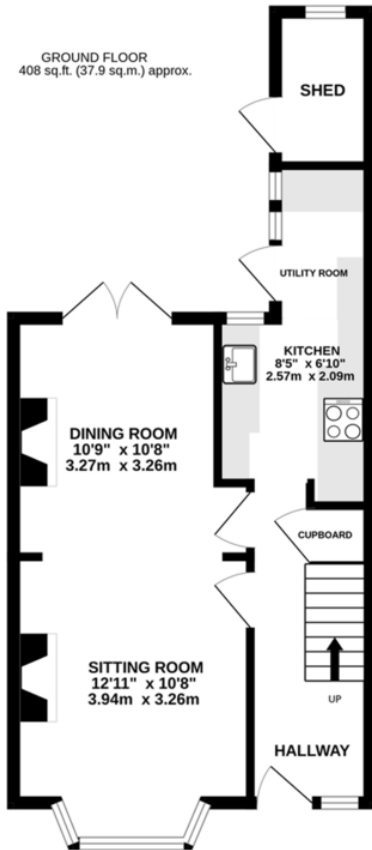
A character fireplace with a wood-burning stove and matching gas stove, adds warmth and charm to the reception rooms, while French doors in the dining room open onto the rear garden, blending indoor and outdoor living.

Adjacent to the dining room is a functional galley kitchen, thoughtfully laid out with ample storage and workspace. At the far end of the kitchen is a small utility room, adding further practicality to the property and providing access to the garden. On the first floor, the layout includes three bedrooms, two of which are generously sized doubles. The third bedroom offers flexibility for various uses. The family bathroom is well-appointed, featuring a bath with a shower over the top, offering both convenience and comfort. The property is beautifully finished throughout, with a neutral white palette enhancing the sense of space and light. This home combines period character with modern comforts, creating a stylish and welcoming environment.

GARDEN AND GROUNDS

The west-facing garden at the rear of the property is a peaceful and private outdoor space. A paved patio area runs along the back of the house, offering an ideal spot for outdoor dining or relaxation. The garden's central lawn creates a pleasant green outlook, whilst to the side, two practical sheds provide additional storage. A double wooden gate at the rear of the garden opens onto a parking area with a central apple tree, accessible via a service lane running behind the terrace. This thoughtful design offers both convenience and seclusion, making the garden a key feature of the home.





TOTAL FLOOR AREA : 763 sq.ft. (70.9 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		83 B
69-80	C		
55-68	D	61 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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