



East of 
ESTATE AGENTS

Denver Close
Exeter £320,000

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A well presented two bed semi-detached property in a superb, private corner plot position located in the much sought after quiet Cul-De-Sac of Denver Close, in central Topsham. Located just 5 minutes walk to the centre of the town and the train station, 8 Denver Close offers a spacious lounge, fitted kitchen, bathroom and two bedrooms. The property benefits from excellent gardens which wrap around three sides of the property permitting a potential to extend subject to necessary consents. There is an allocated private parking space located within Denver Close just a few paces from the property.

Central Topsham | Excellent Corner Plot | End of Cul-De-Sac/Private Position | 2 Bedrooms | Fabulous Gardens | Potential to Extend | Allocated Private Parking | No ongoing chain |

APPROACH

8 Denver Close is located within a much sought after quiet Cul-De-Sac within a central location of Topsham. The property enjoys a corner plot position at the end of the Cul-de-sac which provides excellent privacy, the property is approached via a short pathway which leads to the front door and down to the side garden.

ENTRANCE HALLWAY

Coat hanging space and door to Sitting Room

SITTING ROOM

A dual aspect room with windows to front and side, stairs rise to first floor, access to kitchen and under stairs cupboard.



KITCHEN

Fitted with a range of wall and base units, fitted Bosch oven, gas hob and extractor over. Space for washing machine, space for fridge freezer, spot lighting, tiled walls and floor, window and patio doors overlooking rear garden.

FIRST FLOOR

Stairs from the sitting room rise to the first floor landing

BEDROOM 1

Window to front, wall mounted radiator, storage cupboard.

BEDROOM 2

Window to rear over gardens, Wall mounted radiator.

BATHROOM

Suite comprising bath with shower over, WC and wash hand basin. Wall mounted towel rail and extractor

GARDENS

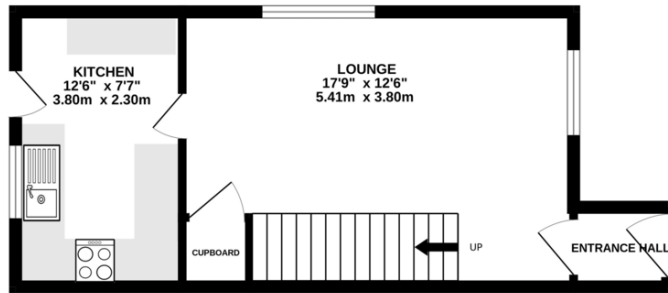
Being a corner plot, a wonderful feature of the property are the beautiful gardens which wrap around 3 sides of the property. There is a patio area, raised dining area, two sheds, rockery and a gated pathway leading back around to the front garden.

PARKING

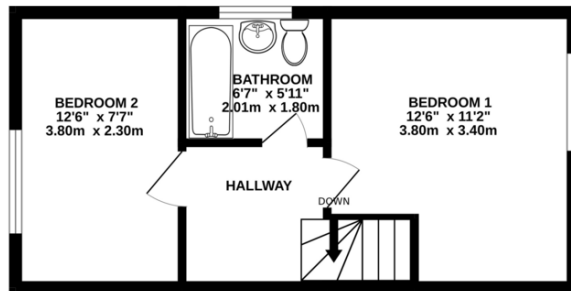
The property benefits from an allocated private parking space which is located within Denver close just a few paces from the property.



GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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