



£425,000

Bodgers Hole, Ferry Road, Topsham, Exeter, EX3 0JJ



01395 266530



Beautifully presented and unique 17th century boat house, situated only a moments walk from the town centre and located in a prime position opposite the River Exe. Re-furbished in a retro industrial loft style, with exposed metal trunking, high ceilings, air management systems and lots of glazing, plus high quality fixtures and fittings, this property truly needs to be seen to be appreciated. It would make an ideal holiday home/Investment and the current owner has used it as a very successful AirBnB.

- Open Plan Sitting/Dining/Kitchen
  - Two Double Bedrooms
    - Bathroom
    - Garage
    - No Chain

#### LOCATION:

Topsham remains an estuary town of nationwide renown, reflected in its character, period cottages and homes. Perfectly blended with a range of modern homes. Its excellent amenities range from a splendid individual style parade of Shops, Churches, Restaurants, Private homes, Primary school, Swimming pool, Tennis courts, Bowling green and a Sailing club. There is a frequent bus service and a train line between Exeter and Exmouth. The town was listed at the time of Domesday as 'Topeshant' and flourished as an estuary port for nigh on five centuries. Topsham also become world renowned for ship-building, reaching its zenith between 1750-1870.

**STEP UP TO:-** Glazed entrance door with glazed side panel to:-

**OPEN PLAN SITTING/DINING/KITCHEN 25' (7.62m) x 16' 9" (5.11m)**

**SITTING/DINING AREA** Multi-paned window to the front with deep shelf under. Feature recessed fireplace housing woodburner. Pendant light. T.V. point. Large glass panelled wall. Door to the garage. Basalt flooring continuing through to the kitchen area.

**KITCHEN AREA** Central Island unit with deep oak top and stone worktop surface. Space under for bar stools. Two retro style ceiling pendant lights over. Inset stainless steel sink with stainless steel taps. Four ring Zug induction hob. Soft close pull-out double waste disposal. Integrated Miele dishwasher. Three soft close pull-out drawers for kitchen utensils. Double wardrobe style Balthaup freestanding unit housing Siemens tall fridge and adjacent cupboard housing Siemens oven with two slatted wooden shelves under. Further matching single wardrobe style Balthaup freestanding unit housing three slatted wooden shelves for microwave and kitchen utensils. Hooks on the inside of the door for glasses and cups etc. Heatmiser temperature control unit. Basalt flooring. Door to Bedroom 2. Door with window panel over letting in natural light, to:-

**BEDROOM 1 12' (3.66m) x 9' 7" (2.92m)**

Two stainless steel pendant ceiling lights. Two wall lights. T.V. point. Basalt flooring. Heatmiser temperature control unit.

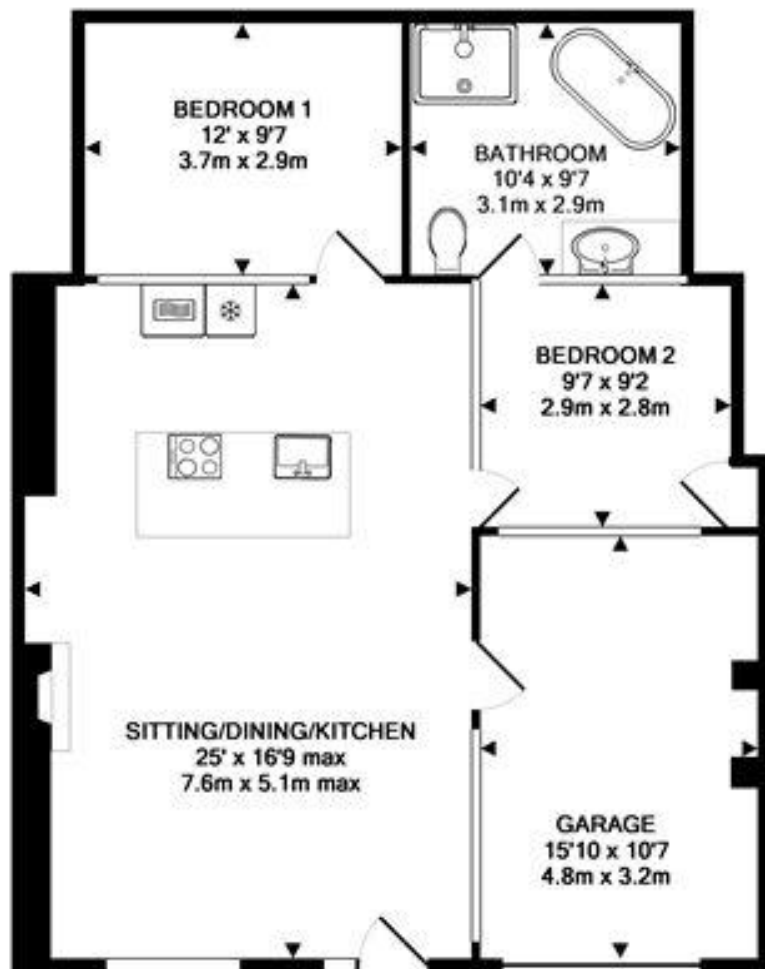
**BATHROOM 10' 4" (3.15m) x 9' 7" (2.92m)**

Luxury freestanding bath with swan neck tap. Totally open wet room with Triton shower. Stylish vanity unit with inset oval wash basin. Large window panel over letting in natural light. Low level enclosed flush W.C. Stunning Bisazza wall coverings. Chrome runged radiator/towel rail. Basalt flooring. Door to:-

**BEDROOM 2 9' 7" (2.92m) x 9' 2" (2.79m)**

Built-in single wardrobe with hanging rail. Basalt flooring. Heatmiser temperature control unit. Large glass window panel letting in natural light.





**GARAGE 15' 10" (4.83m) x 10' 7" (3.23m)**

Roller Door. Single storage cupboard. Double base cupboard with shelving over and recess housing Vortice extractor unit. Boiler. Utility meters. Two large stainless steel ceiling pendant lights. Basalt flooring.

**DIRECTIONS**

From Topsham town centre, head down the hill past The Anglican church towards the mini roundabout. Just before the roundabout, turn sharp right onto Ferry Road and Bodgers Hole will be located on the right hand side.

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Telephone: 01395 265530

Email: [exmouth@hallandscott.co.uk](mailto:exmouth@hallandscott.co.uk)

Website: [www.hallandscott.co.uk](http://www.hallandscott.co.uk)

Address: Unit 2, Pierhead, Exmouth, EX8 1DU

Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

