



£150,000

11 Trafalgar Court, High Street, Topsham, Exeter, EX3 0DU

Hall & Scott
ESTATE & LETTING AGENTS
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A well presented and light, one double bedroom first floor retirement flat, age 60+, located in this popular development, handy for the shops, services and transport links that Topsham has to offer.

Lounge/Dining Room

Kitchen

Double bedroom

Shower room

Sunny Communal Gardens

Communal Parking

Use Of Laundry room

Use Of Guest Accommodation In Grove House

Resident Manager

No Chain

LOCATION

Topsham is a highly regarded estuary town, renowned for its historic charm, with characterful period cottages sitting alongside a variety of more contemporary homes. The town is centred around its picturesque quay, where boats moor along the River Exe and which reflects Topsham's rich maritime heritage. This heritage is celebrated through local landmarks such as the museum, antiques centre and active history society.

Topsham offers a wide range of amenities, including a distinctive parade of independent shops, cafés and restaurants, several pubs, churches, a local school, and recreational facilities such as a bowling club and sailing club. Excellent transport links include a regular bus service and a train connection between Exmouth and Exeter. Exeter Golf and Country Club is also conveniently located nearby, offering further leisure and sporting opportunities.

TRAFalgar Court

Conveniently located on Topsham High Street, Trafalgar Court is within easy walking distance of shops, cafes, pubs, and transport connections, including Topsham railway station and local bus routes. Exeter Airport is also within close reach.

ENTRANCE

Communal entrance door to the communal hallway. Stairs to the first floor.

Private entrance door to:-

ENTRANCE HALL 21'8 (6.61m) x 3'5 (1.04m)

Long entrance hall with two double glazed windows overlooking the front aspect. Electric panel heater and also night storage heater. Large deep cloaks/storage cupboard with light and shelving. Entry phone system. Coved ceiling. Doors to:-

LIVING ROOM 14'1 (4.3m) x 11'2 (3.4m)

A spacious lounge with two double glazed windows overlooking the communal gardens. Electric Heater. Coved ceiling. Arch to:-

KITCHEN 8'3 (2.51m) x 3'3 (1m)

Stylish, modern kitchen comprising:- a good range of wood effect base and wall cupboards. White quartz-style worktop. The backsplash is finished with white subway tiles, giving a clean and contemporary look. Integrated electric oven and hob with cooker hood. Washing machine. Stainless steel sink with drainer and mixer tap. Single window allowing natural light and looking out over the communal gardens. Tiled floor. Ample storage space, including some open shelving for display or easy-access items.

DOUBLE BEDROOM 14'3 (4.35m) x 9'3 (2.83m)

Good size double bedroom with double glazed window overlooking the communal garden. Large built in triple wardrobe with hanging rails, storage top boxes and full length mirror. Electric heater. Coved ceiling.

SHOWER ROOM 6'10 (2.09m) x 5'8 (1.73m)

An attractive shower room re-fitted to a high standard with quality white suite comprising large corner shower and electric shower unit with sliding curved door. Good size wash basin semi-recessed into extended vanity unit incorporating low level WC with concealed cistern. Double cupboard and drawers. Dimplex wall heater. Extractor fan. Mirror with twin wall lights.

OUTSIDE

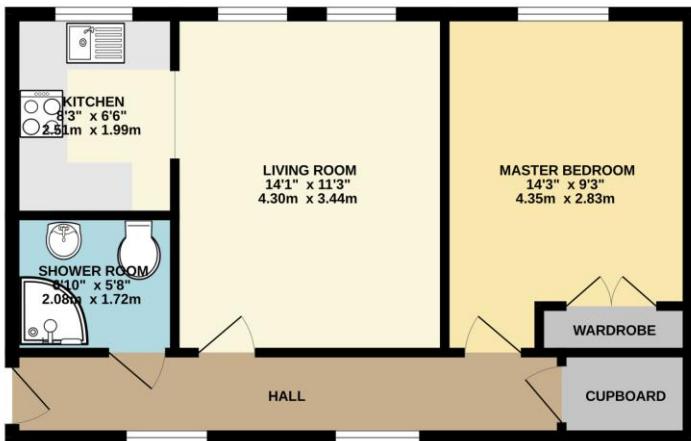
Very well tended communal gardens with raised flower beds and there are several benches providing pleasant areas for reading. There is also an area at the back of Trafalgar Court, for residents to hang their washing.

COMMUNAL PARKING

For residents and visitors.



FIRST FLOOR



LEASEHOLD - 199 years - from 1998

SERVICE CHARGE - £200 per calendar month

ESTATES AND MANAGEMENT CHARGE - £20 per quarter

COUNCIL TAX BAND B

DIRECTIONS

On foot, follow Fore Street in the direction of Exeter passing Matthews Hall on the right and continue over the mini roundabout. Just after the Lord Nelson pub turn left and Trafalgar Court will be found straight ahead. Number 11 is tucked away on the left hand side.

FURTHER INFORMATION

Resident Manager

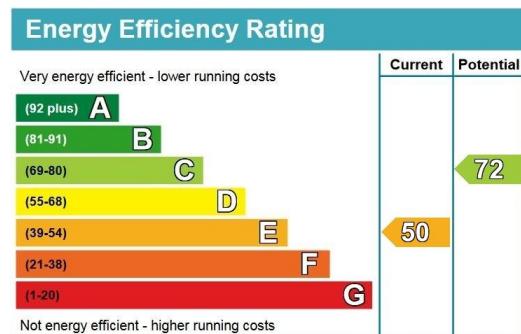
Residents have access to a communal laundry room equipped with washer and dryer facilities, while still having the option to use their own appliances if preferred

Bin/recycling area

Trafalgar Court also shares some of the benefits of Grove House, including a bookable guest bedroom and further laundry room

No pets allowed without permission of the management company

Owners are responsible for all windows but not frames



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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.