



East of   
ESTATE AGENTS

Pound Lane  
Topsham OIEO £350,000

# Pound Lane

Topsham OIE0 £350,000

A lovely three bedroom semi detached property, located in the heart of Topsham within easy walking distance of Topsham town centre and all its local amenities. This property is in need of some modernisation but has wonderful potential as well as the rare benefit of a single garage located just moments away. Comprising of a large reception room with open plan kitchen, cloakroom, family bathroom, separate WC and lovely rear south facing garden. Offered with No Ongoing chains

Semi Detached | Three Bedrooms | Garage | Large Reception Room | Kitchen | Family Bathroom With Separate WC | Cloakroom | South Facing Rear Garden | Quiet Location | No Ongoing Chain

## DESCRIPTION

Located in a lovely quiet spot in Pound Lane with easy access into Topsham. The entrance door opens up into a useful porch area, with a conveniently located downstairs WC, a further door leads into the large reception space. The reception room is generously proportioned and features a large bay window to the front which fills the room with natural light. This space flows openly into the kitchen, creating a sociable layout with excellent scope for some modernisation. A door from the kitchen provides direct access on the lovely south facing lawn rear garden, offering an easy connection between indoor and outdoor living.

Upstairs, there are three well-proportioned bedrooms, each benefiting from fitted wardrobes, along with a family bathroom and a separate WC. The property is in need of modernisation and updating throughout, presenting an exciting opportunity for a new owner to create a home tailored entirely to their own taste and style. With its appealing setting and a garage located less than a minute's walk away, this is a home with enormous potential in a highly attractive spot.



## LOCATION

Pound Lane is a desirable residential address situated in the heart of Topsham, a highly regarded estuary town on the outskirts of Exeter. Known for its charming character and strong sense of community, Topsham offers a wonderful blend of historic architecture, independent shops, waterside pubs and cafés, all set along the banks of the River Exe.

The property is conveniently positioned within easy reach of Topsham's bustling Fore Street, where you'll find a variety of local amenities including boutiques, delicatessens, restaurants and everyday essentials. The area is particularly popular with families and professionals alike, benefiting from well-regarded schools, scenic riverside walks and sailing opportunities.

For commuters, Topsham benefits from its own railway station providing links to Exeter and along the coast, while Exeter city centre is just a short drive away, offering a more extensive range of shopping, dining and cultural facilities. The nearby M5 motorway and Exeter International Airport further enhance connectivity.

Pound Lane enjoys the best of both worlds - a peaceful setting within a vibrant estuary town, making it an ideal location for those seeking a relaxed lifestyle with excellent amenities close at hand.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band: D

Council: Exeter City Council

Parking: Garage and On street Permit Parking

Garden: Front and Rear Garden

Electricity: Mains

Heating: Mains Gas Boiler

Water supply: Mains

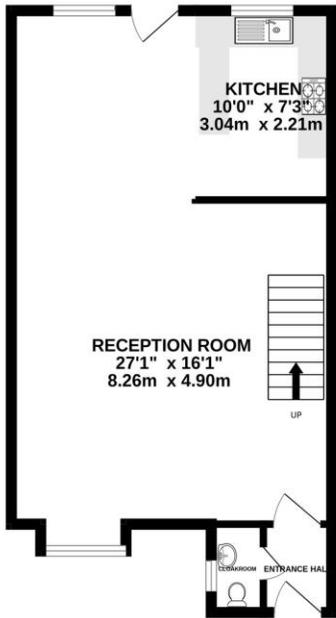
Sewerage: Mains

Broadband: Full Fibre Broadband available with upto 1600mbps download and 115mbps upload.

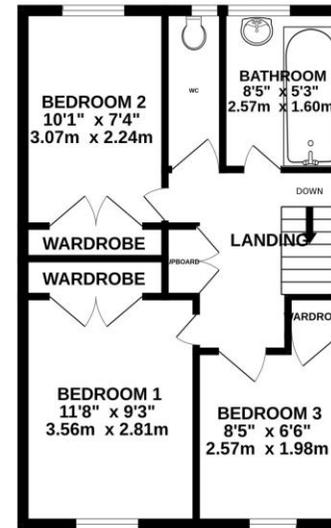
Mobile Signal: Several networks currently showing as available at the property including EE and 02.



GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**EXETER OFFICE**  
18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**EAST DEVON OFFICE**  
61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk