



East of 
ESTATE AGENTS

Whimbrel Court
Topsham £600,000

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A beautifully presented three-bedroom home located within a sought-after Topsham development. Within walking distance of local amenities and featuring a spacious open-plan layout, with a contemporary kitchen, stunning sitting room/dining room with bifold doors opening to the landscaped garden, cloakroom, master ensuite and family bathroom and benefitting from two parking spaces.

Semi Detached | Stunning Modern Home | Sought After EX3 Development | Two Parking Spaces | Large Open Plan Living with Bifold Doors | Beautiful Kitchen | Three Bedrooms | Master Ensuite, Family Bathroom | Hard Landscaped Garden | EV Charging Point | No Ongoing Chain

DESCRIPTION

Built in 2019 and forming part of the highly regarded EX3 development on the edge of Topsham, this beautifully presented three-bedroom semi-detached home offers stylish, modern living with light-filled interiors and a thoughtfully landscaped garden designed for easy maintenance.

The property opens into a welcoming entrance hallway with stairs rising to the first floor and a contemporary cloakroom/WC. From here, a door leads into the impressive open-plan kitchen, dining and living space - a wonderfully bright and sociable room that forms the heart of the home. Bifold doors open directly onto the garden, allowing the space to flow seamlessly outdoors during the warmer months.

The kitchen is both elegant and practical, with a window to the front and side aspect bringing in plenty of natural light. It is fitted with quartz worktops, generous storage, an eye-level oven and gas hob, while engineered oak flooring with underfloor heating runs throughout the ground floor, adding warmth and continuity. A large understairs cupboard provides useful additional storage.



Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom features a striking picture window to the front and benefits from its own ensuite shower room. Bedroom two, currently used as a creative studio, and bedroom three both enjoy pleasant open views towards Topsham Rugby Club. A modern family bathroom serves the remaining bedrooms.

Outside, the garden has been attractively hard landscaped for low-maintenance living, with mature planted borders softening the space and a pretty paved patio area perfectly suited for outdoor dining and entertaining. Side access leads conveniently back to the front of the property where a useful EV charging point can be found.

Well positioned for the amenities, riverside walks and vibrant community of Topsham, as well as excellent connections to Exeter, this is a superb contemporary home in a sought-after location.

LOCATION

Situated in the highly sought-after EX3 development, which has introduced a range of modern homes together with improved local infrastructure and green spaces, further enhancing this popular area's appeal while remaining within easy reach of Topsham's traditional town centre. The property enjoys a convenient yet peaceful setting within easy reach of the town's excellent local amenities. Topsham is renowned for its charming historic streets, waterside walks along the River Exe, and a vibrant selection of independent shops, cafés and restaurants. Approximately four miles away lies the cathedral city of Exeter, offering an extensive range of shopping, dining and cultural facilities. Topsham also benefits from its own railway station with regular services to Exeter and the coastal town of Exmouth.

The surrounding area offers excellent opportunities for outdoor recreation, including sailing on the River Exe and walking or cycling along the scenic Exe Estuary Trail. For those travelling further afield, the nearby M5 motorway provides convenient connections to the wider South West and beyond.



AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band:

Council: Exeter City Council

Parking: Two Parking Spaces

Garden: Lovely Rear Garden

Electricity: Mains

Heating: Mains Gas Boiler

Water supply: Mains

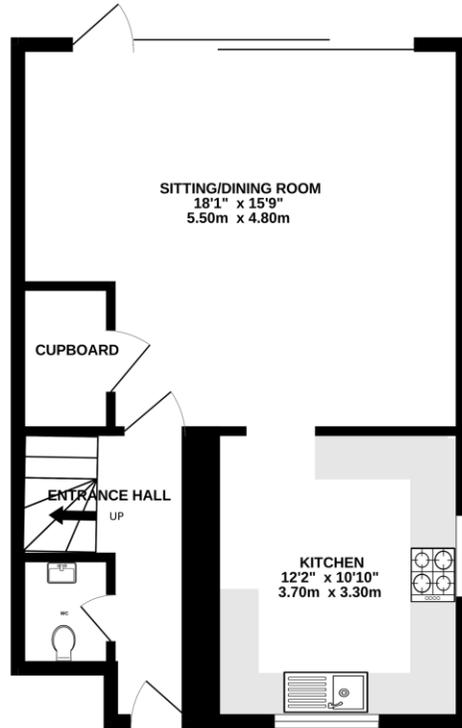
Sewerage: Mains

Green Fee: £277.80 PA

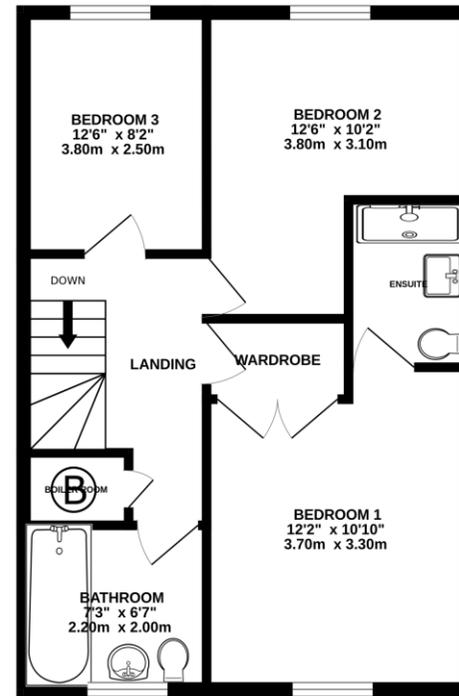
Broadband: Full Fibre Broadband With 1600 MPS Download & 115MPS Upload

Mobile Signal: Several networks currently showing as available at the property including EE & Vodaphone

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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