



Station Road, Topsham, EX3 0DT

A beautifully presented spacious family home located only a short, level walk into the centre of Topsham, with 3 double bedrooms, sitting room, open-plan kitchen and dining room, South West facing garden, garage and parking.

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Description:

Topsham is a very sought after picturesque town located on the outskirts of Exeter, on the bank of the Exe estuary. Topsham high street has many independent shops, cafes and restaurants along with beautiful riverside walks, swimming pool, tennis courts and Train station. Topsham's charm, history and location make it a very popular place to live, therefore property is always in high demand.

Station Road is located within the heart of Topsham with close proximity to the high street and train station.

Ground Floor:

The solid oak door opens into the spacious hallway. From the hallway, stairs rise to the first floor and door lead through to the sitting room, kitchen, dining room, office, and downstairs cloakroom.

The cosy sitting room has a large, double-glazed window with views over the front garden with a feature fireplace and gas fire. The downstairs cloakroom is a modern suite comprising of a low-level WC, wash handbasin with obscure glass to the front of the property.

The rear of the property has been significantly extended by the current ownership to create a wonderful, bright area for the whole family to enjoy. The dining/family area has Velux windows, four double glazed windows and French doors opening into the garden allowing in a lot of light, whilst providing lovely views over the rear garden. Just off the dining area is the office area with recessed lighting, with a range of cupboards and shelving.

The attractive kitchen comprises of wooden wall and base storage units with quartz work surfaces and integral fridge/freezer, stainless steel sink, oven, gas hob and extractor fan with further space for a standalone washing machine and dishwasher.

First Floor:

Bedroom one is a large double bedroom with a large window overlooking the historic properties to the front aspect. Bedroom two is also a double bedroom with a lovely view overlooking the rear aspect and tennis courts and swimming pool of Topsham. Bedroom three is another double with a built-in wardrobe and a window overlooking the rear garden.

The modern family bathroom comprises of a panelled bath with mixer tap and shower over, wash handbasin set in a vanity unit, attractive feature tiling, radiator and obscure window to the rear of the property.

Outside:

The property has a single garage and additional off-road parking space- which is a real benefit in Topsham.

The property enjoys both a front and back garden. The front garden has attractive borders with well stocked beds and large Magnolia tree.

To the rear of the house the garden is a fully enclosed mature garden with a large lawned area and established trees and shrubs. Towards the end of the garden is a raised vegetable patch. Slate chipped and paved seating area, pond, shed and outside tap.



At a glance...

- Central Topsham
- Off-road parking and garage
- Three double Bedrooms
- Mid terrace
- Cosy sitting room.
- Open plan bright dining/family room
- Separate office space
- Downstairs Cloakroom
- Beautiful fully enclosed garden
- Short Level Walk into the town and train station

PROPERTY INFORMATION:

- Freehold
- Council tax Band: C
- Mains electric, gas, water and drainage.

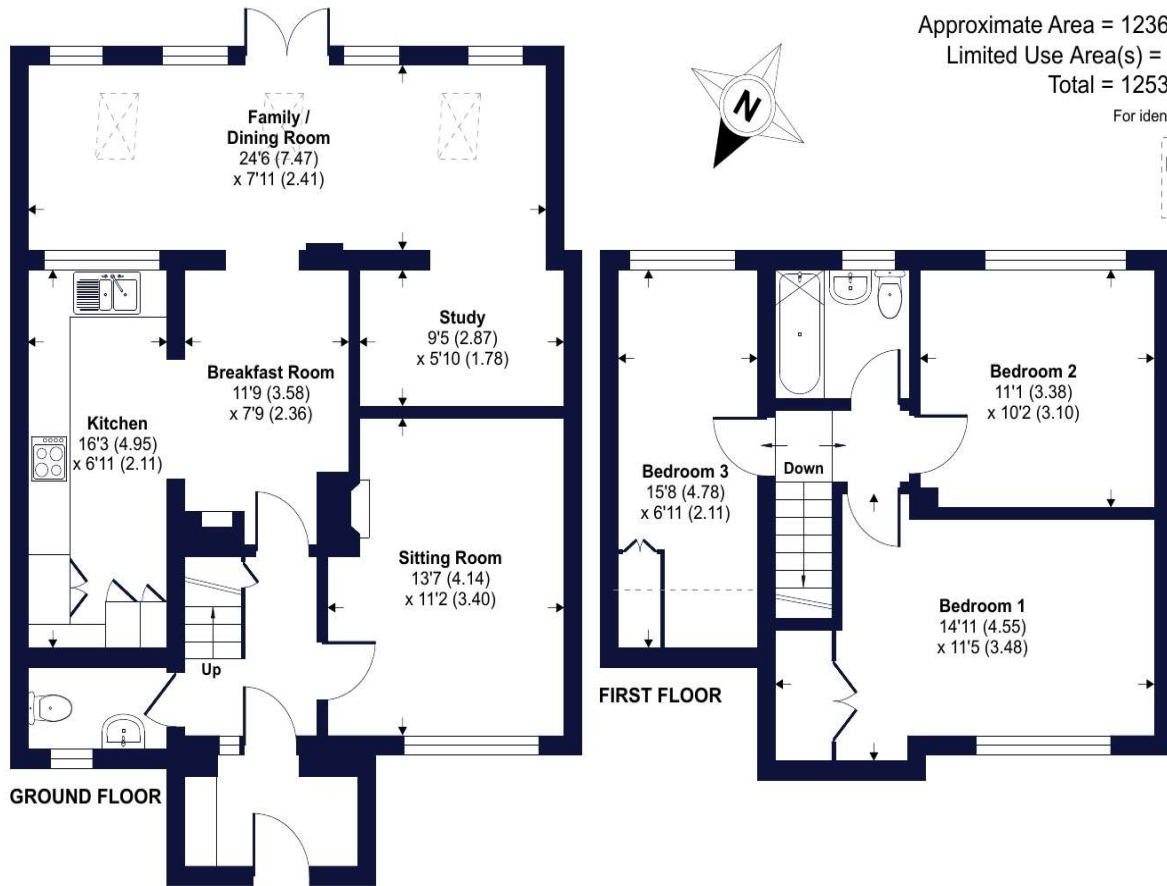
Topsham, Exeter, EX3

Approximate Area = 1236 sq ft / 114.8 sq m

Limited Use Area(s) = 17 sq ft / 1.6 sq m

Total = 1253 sq ft / 116.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Winkworth. REF: 940201



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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