



Station Road, Topsham, EX3 0DT

A beautifully presented, semi detached, 2 double bedroom home located only a short, level walk into the centre of Topsham, with 2 double bedrooms, sitting room, open-plan kitchen and dining room, south facing garden, garage and parking. The property has been improved by the current owner, opportunity to extend (subject to planning).

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



The Property:

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

Accommodation:

Ground Floor:

The front opens into a new lobby leading to the hallway. From the hallway, stairs rise to the first floor and door lead through to the open plan sitting room/kitchen/dining area, utility room and downstairs cloakroom.

The sitting room is a very good size with large double-glazed window with views over the front garden and a gas coal effect fire.

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. Velux windows and French doors opening onto the garden patio providing plenty of light and lovely views over the rear garden.

The attractive kitchen comprises of a selection of wooden wall and base storage units with wooden work surfaces, Belfast sink with mixer tap, electric oven, electric hob with extractor fan over, under counter fridge and room for washing machine.

The useful utility area provides room for a large fridge freezer, additional table and storage with a large window to the side of the property.

The downstairs cloakroom is a modern suite comprising of a low level WC, wash handbasin with vanity unit below, heated towel rail.

First Floor:

Bedroom one is a large double bedroom with lovely views overlooking the front aspect with built in wardrobes, cupboard and shower.

Bedroom two is another double bedroom with built in wardrobes and a large window overlooking the rear garden providing lovely views of the bowls green, tennis courts and Topsham swimming pool.

The modern family bathroom comprises of a panelled bath with shower over, pedestal wash handbasin, 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 gardens. The front garden has attractive borders with well stocked beds.

The fully enclosed mature rear garden has a beautiful stone wall, established shrubs and trees, a large lawn area and patio. Towards the end of the garden is a newly installed high-quality garden home. There is also a good-sized shed, outside tap and exterior double power point. There is a useful side gate giving access to the front garden.



At a glance....

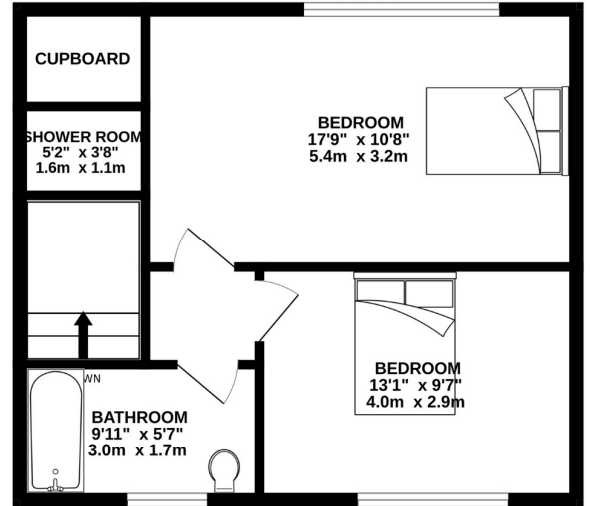
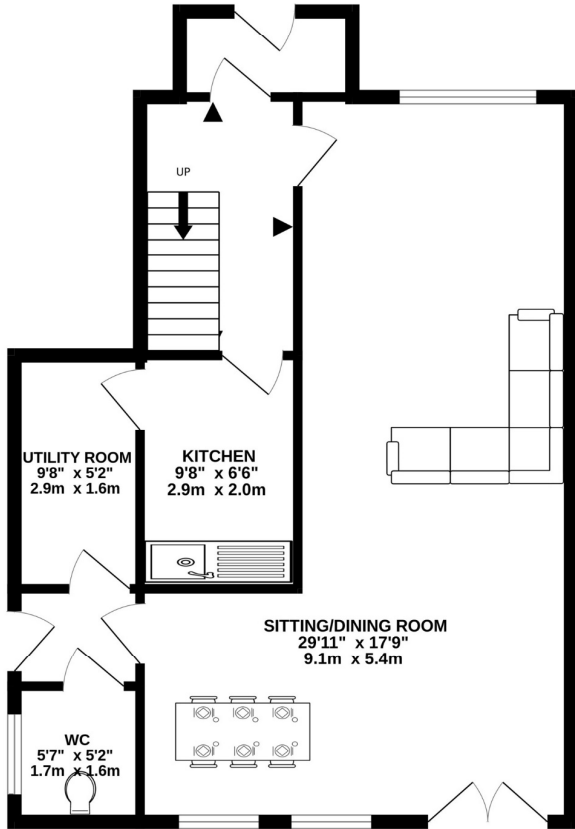
- Charming Two Double Bedroom Home
- Central Topsham
- Off-Road Parking and Garage
- Semi-Detached
- Open Plan Bright Large Living Area
- Separate Utility Room
- Downstairs Cloakroom
- Beautiful Fully Enclosed Garden
- Short Level Walk into the Town and Train Station

PROPERTY INFORMATION:

- Freehold
- Council Tax Band: C
- Mains Electric, Gas, Water and Drainage.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		85
C (69-80)	72	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.



Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk