



Station Road, Topsham, EX3 0DT

£495,000

A beautifully presented spacious family home located only a short, level walk into the centre of Topsham, with three double bedrooms, sitting room, open-plan newly fitted kitchen and dining room. Southwest facing garden and garage. No onward chain.

Winkworth

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The property

A Spacious Family Home in the Heart of Topsham.

Ideally positioned on Station Road, this charming home is in the very heart of Topsham—just a short stroll from the vibrant High Street and conveniently close to the train station. Offering generous living space and a thoughtfully extended layout, this property is perfectly suited for modern family life.

A solid oak front door welcomes you into a spacious entrance hallway with tiled floor, storage and room for coats, setting the tone for the well-appointed accommodation throughout. From here into the main hallway, stairs lead to the first floor, and doors open to the separate sitting room, kitchen, dining/family room, study space and a downstairs cloakroom.

The cosy sitting room at the front of the property features a large, double-glazed window overlooking the garden with radiator under. There is a feature fireplace with wood surround and marble hearth.

The modern cloakroom includes a low-level WC and wash hand basin, with an obscure-glazed window, and single radiator.

At the rear of the home, a substantial extension has created a stunning open-plan space—ideal for family life and entertaining. A newly fitted well-lit kitchen has an abundance of storage, single oven, gas hob with extractor

over, integrated fridge/freezer, dishwasher and space for washing machine. The bright and airy dining/family room features Velux roof windows, four double-glazed side windows, and French doors opening onto the rear garden, bathing the space in natural light and offering a lovely garden outlook. Just off this area is a versatile study space, fitted with recessed lighting, built-in shelving, and storage cupboards.

On the first floor are three good sized bedrooms and a family bathroom off the upper landing.

The larger of the three bedrooms is a generous double room with a window to the front aspect and built in cupboard storage.

Bedrooms two and three, also doubles, have windows overlooking the rear garden and beyond onto the tennis courts and outdoor swimming pool.

The modern family bathroom has a panelled bath with shower over, wash hand basin set into a vanity unit, WC, radiator and obscure glazed window to the rear.

The property enjoys both a front and back garden. The front garden has attractive borders with well stocked beds. To the rear of the house the garden is a fully enclosed mature garden with a large lawned area and established trees and shrubs. There is also a slate-chipped and paved seating area, pond, shed and outside tap. The property has a single garage in a block close by.

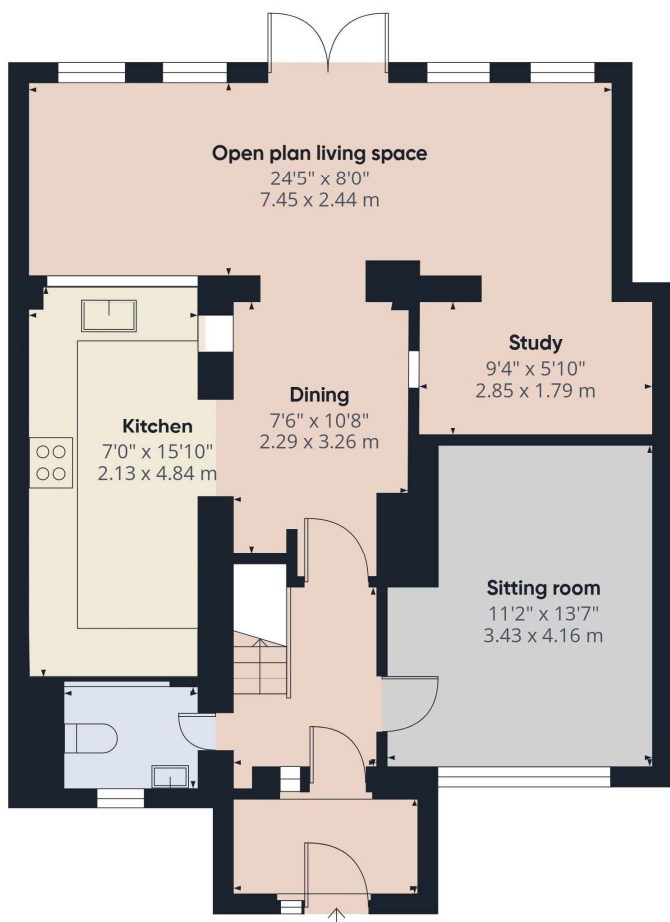


At a Glance...

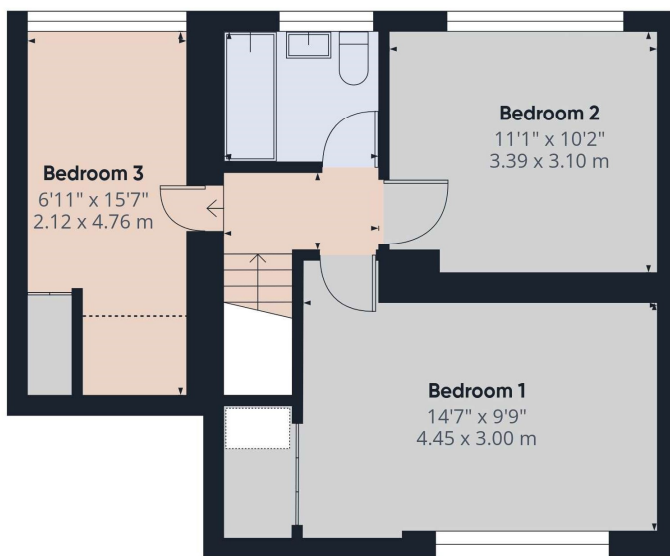
Semi-detached
Three double bedrooms
Newly fitted kitchen
Open plan family/dining room
Study space
Separate sitting room
Downstairs cloakroom
Private rear garden
Garage in block
No Onward Chain

PROPERTY INFORMATION:

Freehold
Council tax Band: D
Mains electric, gas, water and drainage
Broadband - Ultrafast 1800Mbps-220Mbps
Mobile - Reception dependant on provider



Ground



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	82 B
39-54	E		
21-38	F		
1-20	G		

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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