

LOT
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83 Exeter Road, Topsham, Exeter EX3 0LX

*GUIDE PRICE £395,000+



A deceptively spacious four bedroom semi detached house with ample on drive parking and good sized enclosed rear gardens situated in the ever popular Topsham.

DESCRIPTION

This deceptively spacious four bedroom semi-detached house offers vacant possession. The property has the benefit of a full-width conservatory, enclosed rear garden with patio seating area, large lawn and two storage sheds. There is ample on-drive parking and the property is conveniently situated for the facilities and amenities of Topsham as well as being close to Exeter city centre, mainline railway stations and the M5. In excellent decorative order throughout, internal viewing of this delightful house is strongly recommended.

LOCATION

Topsham is an ancient port town, highly sought after and renowned for its award-winning restaurants, independent shops and cafes, public houses and historic quay. The town also offers a variety of leisure facilities including an outdoor swimming pool, bowling green, tennis courts and bowling club. It is readily commutable to Exeter and the coastal town of Exmouth, the M5 and A30/A38 road networks. Topsham has a branch line to Exeter St Davids mainline station and is approximately 5 miles from Exeter Airport.

ACCOMMODATION

Ground Floor Entrance hall, lounge/diner, lobby giving access to the kitchen, wc and store room, with a full width conservatory to the rear of the property.

First Floor Landing, three bedrooms and family bathroom.

Second Floor Master bedroom with en-suite shower room.

Outside On drive parking for several vehicles to the front of the property, with the main garden lying to the rear with patio seating area, lawn, two storage sheds and pedestrian gateway to the front of the property.

EPC

Energy Efficiency Rating – C

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.

