

# HUNTERS®

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Topsham Road

Exeter, EX2 7AL

Offers Over £349,950

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Council Tax: C



# 426 Topsham Road

Exeter, EX2 7AL

Offers Over £349,950



## Hallway

Stairs to the first floor, door to the kitchen/dining room, door to a storage cupboard.

## Kitchen/ Dining room

20'6" x 9'1" (6.25m x 2.77m)

Large window to the rear aspect, double doors to the rear garden, built in tumble dryer, fridge freezer, induction hob, eye level oven and extractor hood, built in dish washer and washing machine, high and low level cupboards, roll top work surfaces, space for a dining table, radiator, double doors to the lounge, one and a half bowl sink and drainer.

## Lounge

12'5" x 13'4" (3.81m x 4.07m)

Window to the front aspect, radiator and beautiful log burner.

## Landing

Doors to all bedrooms and the family bathroom, access to the roof space, access to an airing cupboard housing the hot water tank, radiator.

## Master bedroom

12'9" x 12'9" (3.91m x 3.91m)

Window to the front aspect, radiator, small tiled fire place.

## Bedroom three

11'2" x 9'10" (3.41m x 3.01m)

Window to the rear aspect, radiator, access to an airing cupboard housing a newly installed Worcester/ Bosch boiler.

## Bedroom two

9'0" x 13'6" (2.75m x 4.12m )

Window to the front aspect, built in wardrobe, radiator.

## Family bathroom

9'0" x 5'6" (2.75m x 1.69m)

A modern fully equipped bathroom that boasts a large walk in shower, heated towel rail, vanity unit housing the hand basin, WC, heated towel rail, and window to the rear aspect.

## Outside

To the front of the property is a garden that is laid to lawn, there is a pathway that leads to the property front door, to the right is a gate which after passing through a small passageway leads to the rear garden.

To the rear of the property is a fully enclosed rear garden made for entertaining, the garden is split into several sections, the current owners have a seating area, bar and hot tub in a secluded corner, the garden also benefits from an outside toilet and brick built storage shed, with electric.

Agent note neither the bar or hot tub are included in the sale.

- Wonderful location
- Good room sizes
- Beautiful enclosed garden/ perfect for entertaining
- Potential open plan living
- Good transport links
- Close to local amenities
- Close to local schools
- Close proximity to Topsham

Nestled in the desirable locality of Topsham Road, Exeter, this charming mid-terrace house offers a perfect blend of comfort and convenience. Built in 1982, the property boasts a generous living space of 1,259 square feet, making it an ideal home for families or those seeking extra room to breathe.

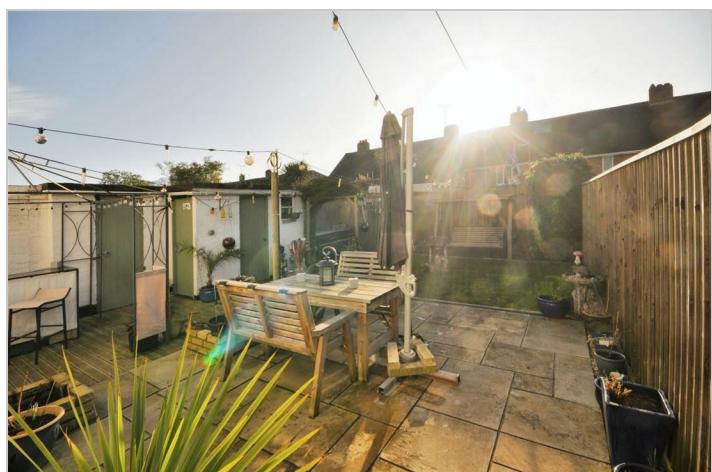
The house features three well-proportioned bedrooms, providing ample space for relaxation and privacy. The good room sizes throughout the property ensure that every corner is both functional and inviting, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the beautifully landscaped rear garden, which is fully enclosed, offering a tranquil outdoor space for gardening enthusiasts or those who simply wish to unwind in a peaceful setting. This garden is a wonderful extension of the home, ideal for summer barbecues or enjoying a morning coffee in the fresh air.

Situated on Topsham Road, the property benefits from excellent transport links, making it easy to access the wider Exeter area and beyond. This location is not only convenient but also highly sought after, adding to the appeal of this lovely home.

The vendors are motivated to sell, presenting a fantastic opportunity for prospective buyers to secure a property in this attractive neighbourhood. With its combination of space, location, and outdoor charm, this mid-terrace house is a must-see for anyone looking to make a new home in Exeter.

Agents note, The double glazing including the front door were installed with in the last 2 years along with the log burner, boiler and newly designed bathroom.



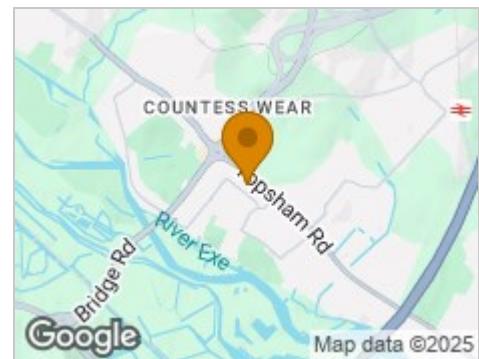
## Road Map



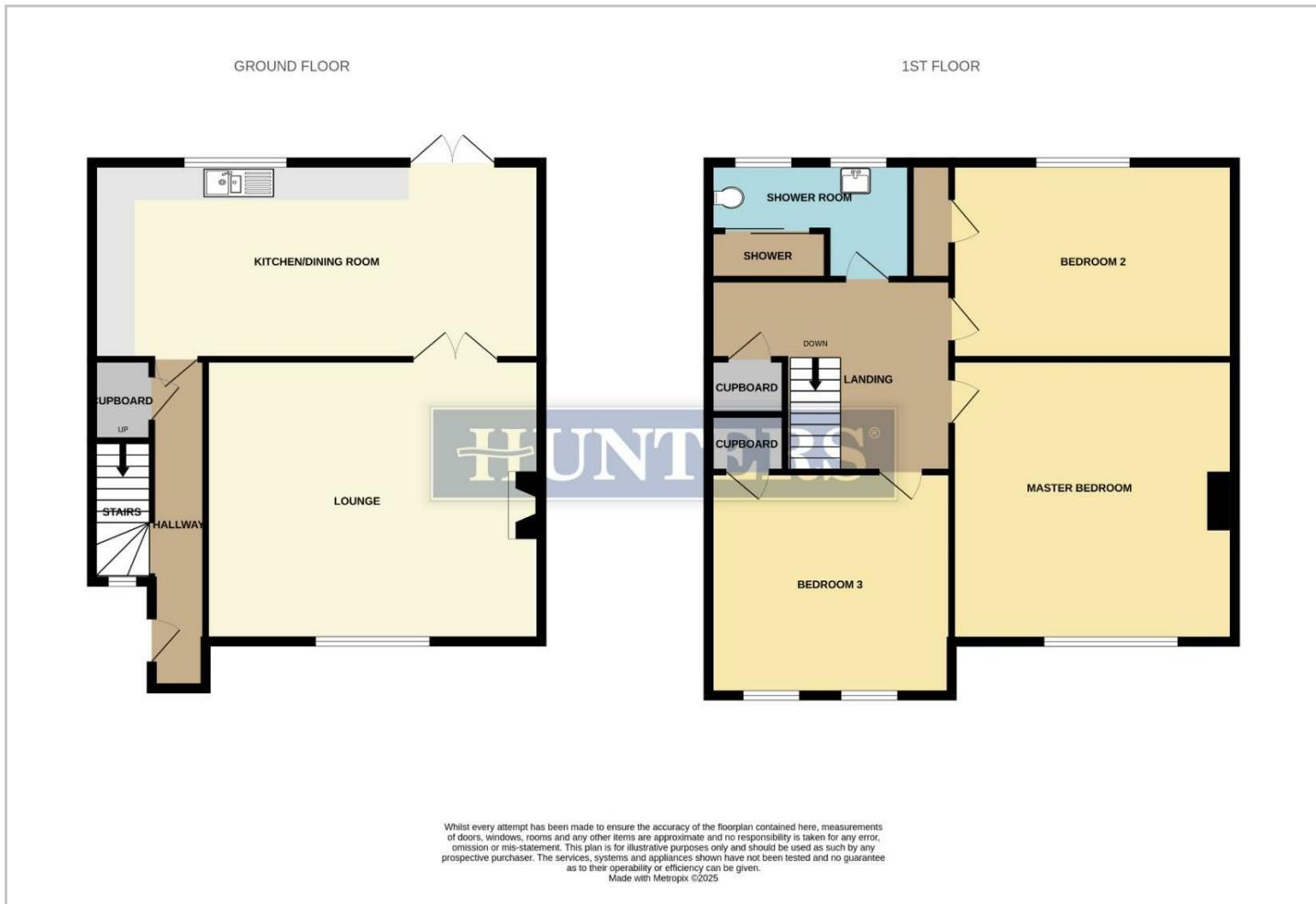
## Hybrid Map



## Terrain Map



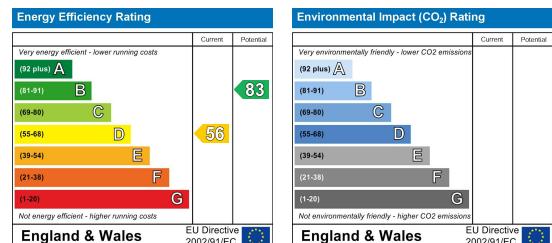
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.