

STAGS

Retreat Road

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Topsham, Exeter, Devon, EX3 0LF

Exeter (4.6 miles), Exeter Airport (6.0 miles), M5 junction 30 (1.9 miles)

A fantastic opportunity to own this immaculate period home in one of Devon's most desirable locations, offering stunning views, exceptional amenities and superb transport links.

- Beautiful period 4 bedroom home
- Stunning downstairs wet room
- Lovely top floor master bedroom with ensuite
- Short walk to Topsham centre
- Freehold
- Driveway parking to the front
- Lounge and separate dining room
- Attractive bathroom with roll top bath
- Garage
- Council Tax Band: D

Guide Price £575,000

SITUATION

Discover the charm of Topsham, a picturesque estuary town in Devon, just 4 miles south east of Exeter. Renowned for its maritime heritage, distinctive Dutch-style houses, independent boutiques, delightful pubs, cafés, restaurants, and beautiful waterside views. Topsham offers a relaxing and desirable lifestyle for both residents and visitors alike. This thriving community boasts a host of amenities including a well-regarded primary school, outdoor swimming pool, bowling green, tennis courts, doctor's surgery and an active sailing club. With direct access to the M5 and excellent rail and bus links to Exeter city centre, Topsham is perfectly positioned for commuting and enjoying all the city has to offer, including shopping, entertainment, restaurants, Exeter Chiefs Rugby Club, and a celebrated university. Trains to London take just over 2 hours, with daily flights from Exeter to London City Airport for added convenience.

DESCRIPTION

Located in the highly sought-after Retreat Road, opposite Topsham Rugby Club and a short stroll from the town centre, this beautifully improved and extended 1930s period house is presented in immaculate order throughout.







ACCOMMODATION

The spacious ground floor is accessed from the driveway through an entrance porch and features a welcoming lounge with bay window and period fireplace. From here, there is an impressive wet room with underfloor heating, a separate dining room and a modern fitted kitchen with integrated dishwasher and ample space for appliances. French doors from the dining room open directly onto a decked seating area in the rear garden. Upstairs, the first floor offers three generous bedrooms, including a bright double with bay window, a second double overlooking the rear, and a third currently used as a home office. The stylish family bathroom boasts a feature roll-top bath with shower over. The top floor, converted by the current owners, comprises of a fantastic master bedroom with ensuite, fitted wardrobes, storage cupboards and French doors to a Juliet balcony offering views over the Exe Estuary and Haldon Hill.

OUTSIDE

To the front is a well-positioned driveway with off-road parking for two cars and water and electric points for added convenience. The rear garden is designed for easy maintenance with gravelled areas, a decked seating space, and a detached single garage with direct garden access. Secure gated garden parking for one vehicle via the rear service lane.

SERVICES

Council Tax Band: D
Utilities: Mains electric, mains gas and main drainage
Heating: Gas central heating with radiators, underfloor heating in ensuite and downstairs wet room
Smart smoke detectors fitted throughout
Tenure: Freehold
Broadband: Standard and superfast available (Ofcom)
Mobile Networks: EE, O2, Three, and Vodafone (Ofcom)

DIRECTIONS

What3words:///saints.unless.curve

AGENTS NOTE

Please speak to agent for further information on Restrictive Covenants.

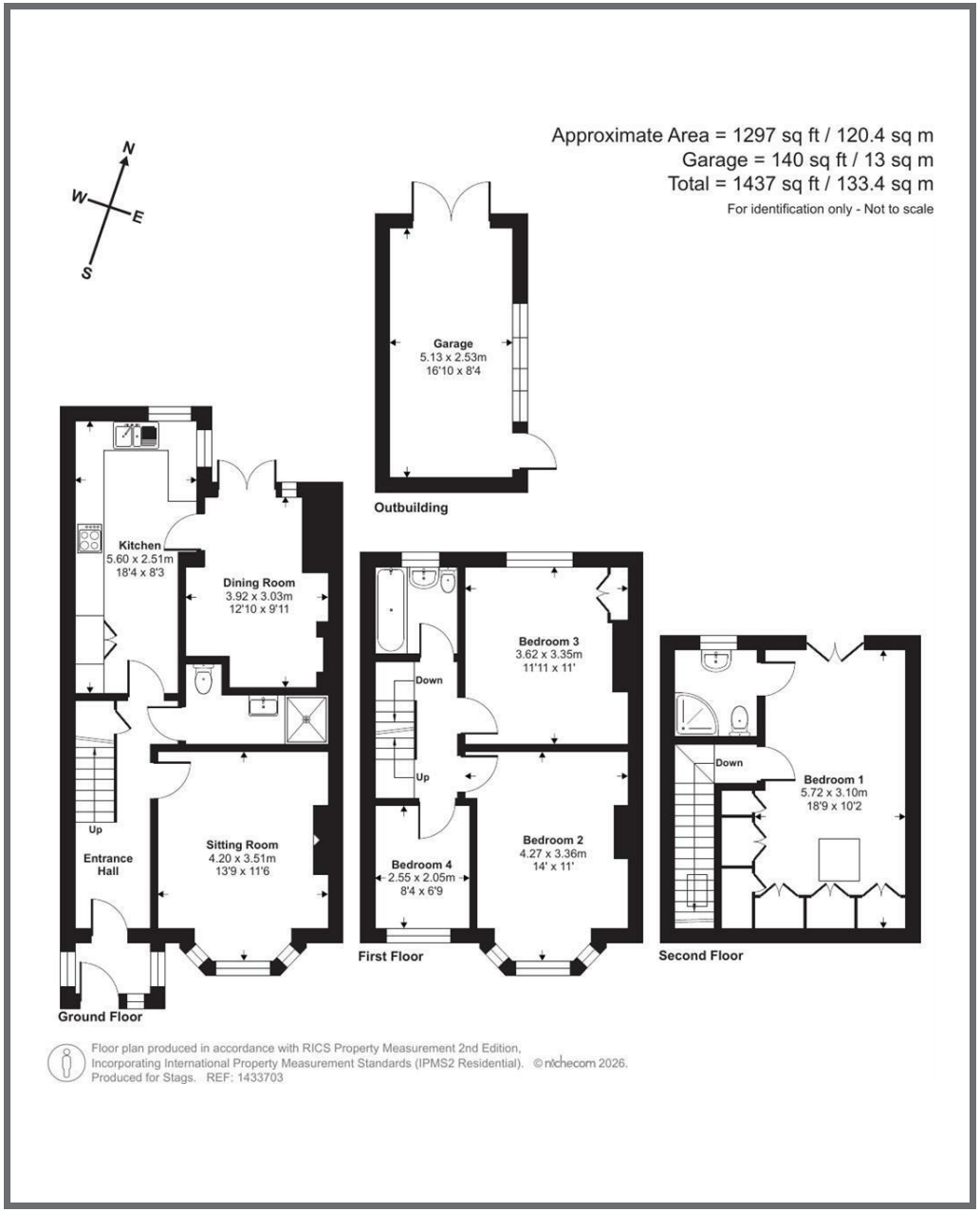




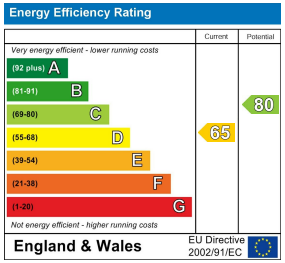


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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