

STAGS

5, Higher Shapter Close







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Topsham, Exeter, Devon, EX3 0AR

Exeter city centre (5.4 miles), M5 junction 30 (3.5 miles), Exeter airport (6.8 miles)

Located in the heart of Topsham, a short walk to the river and amenities, a well presented 4 bedroom detached property with the rare benefit for Topsham of a large driveway, detached garage and garden to the rear.

- Detached 4 bedroom chalet bungalow with 2 ensuites
- Adaptable accommodation
- Short walk to the river and Topsham ammenities
- Open plan kitchen/dining room
- Council Tax band: E
- Large sitting room with woodburner
- Large driveway and detached garage
- Fantastic location in the heart of the conservation area
- Grass garden and patio
- Freehold

Guide Price £1,100,000

Stags Exeter

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SITUATION

Topsham is full of excellent facilities including a range of independent shops, quality restaurants, pubs, primary school, outdoor swimming pool, tennis courts, bowling green and a sailing club. It is set on the River Exe and the town was historically world renowned for ship building in the medieval era. Communications are excellent with the city centre of Exeter nearby and a railway station in Topsham.
Exeter boasts shopping, entertainment, restaurants, Exeter Chiefs Rugby Club and a well regarded university. It is just over 2 hours by train to London and also has daily flights from Exeter to London City airport.

DESCRIPTION

Higher Shapter Close is a quiet no-through road situated at the top of Higher Shapter Street, one of the town's most attractive streets leading off The Strand. Positioned in a corner plot, this four-bedroom detached home offers spacious and well-planned accommodation, together with a driveway and detached garage.

Originally constructed as a bungalow, the property has been thoughtfully re-built into a chalet bungalow and adapted to provide flexible living. The ground floor offers two bedrooms and a family bathroom, alongside a generous sitting room and a kitchen/dining room. On the first floor are two further bedrooms, both benefiting from en suite facilities.

ACCOMMODATION

The front door opens into a spacious reception hallway with a staircase rising to the first floor. To the right is a versatile bedroom currently used as a hobbies room. Proceeding along the hallway is a family bathroom fitted with a panelled bath, separate shower unit with rainfall shower head, WC and wash hand basin. Beyond this is a further room, currently utilised as an office, but could equally serve as a bedroom, with patio doors opening onto the garden. At the end of the hallway, a door leads into a generous sitting room featuring sliding patio doors with flanking windows overlooking the garden, together with a raised feature wood-burning stove. Glazed wooden French doors open through to the kitchen/dining room.













Located at the front of the property, the kitchen is of good proportions and is fitted with a comprehensive range of base, wall and drawer units with granite work surfaces over, incorporating a Belfast sink and a Range-style cooker. A door from the kitchen leads into the utility room, which provides a sink and drainer, access to the garden and a further door to a ground floor WC.

On the first floor, the principal bedroom is situated to the left at the top of the stairs and benefits from an en suite bathroom fitted with a shower cubicle, panelled bath, WC and wash hand basin. On the opposite side of the landing is a second double bedroom, also enjoying en suite facilities with a shower cubicle.

OUTSIDE

At the front of the house is a paved driveway providing parking for a number of cars which leads to a detached garage with roller door. A gate gives access to a secure area at the side of the house and a log store at the rear of the garage. The main garden is accessed on either side of the house and is laid mainly to lawn with a garden shed and flower borders. Adjacent to the house is a large patio, ideal for outside dining.

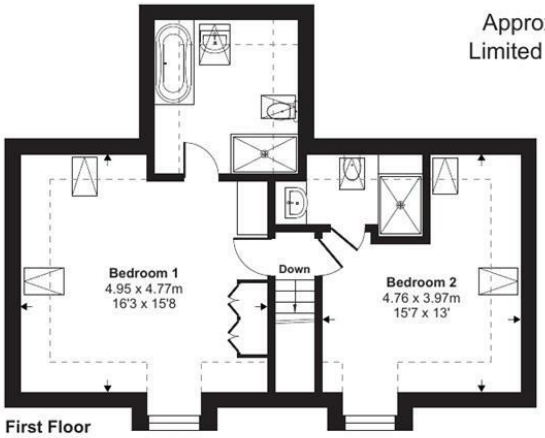
SERVICES

Current Council Tax: E
Utilities: Mains electricity and water.
Drainage: Mains.
Heating: Gas fired central heating.
Tenure: Freehold.
Standard, ultrafast and superfast broad band available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

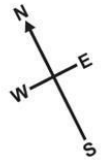
DIRECTIONS

From Exeter, head out of the city along Topsham Road crossing over the Countess Wear roundabout. Follow the road under the M5 and into Topsham, continue along Fore Street and at the roundabout by The Lighter go straight over and onto Strand. Turn left into Higher Shapter Street and Higher Shapter Close is at the top of the road on the left hand side.

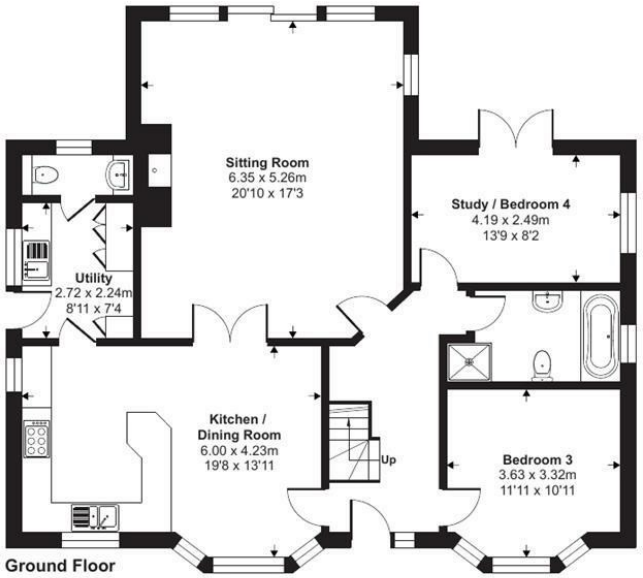
Approximate Area = 1594 sq ft / 148 sq m
Limited Use Area(s) = 164 sq ft / 15.2 sq m
Garage = 189 sq ft / 17.5 sq m
Total = 1947 sq ft / 180.7 sq m
For identification only - Not to scale



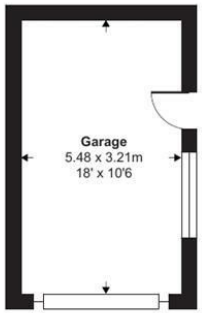
First Floor



Denotes restricted head height

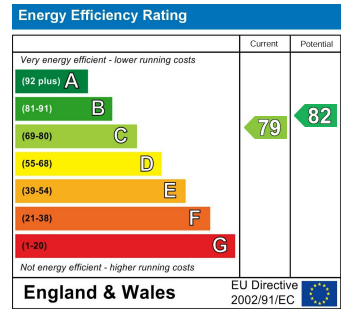


Ground Floor



Garage

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1398214

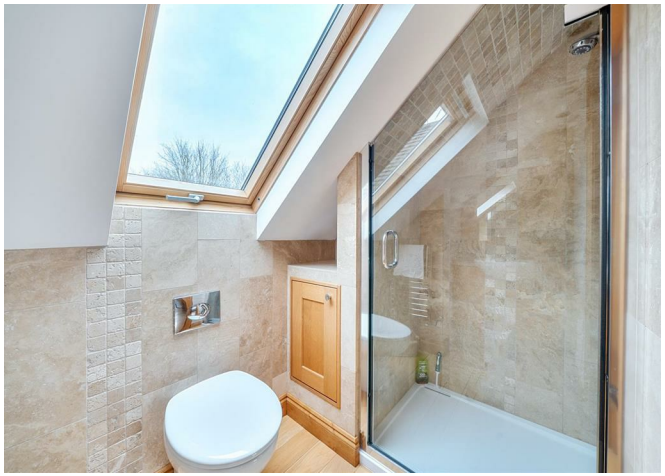


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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried 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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