



78B Topsham Road
Exeter, EX2





A well presented 4 bedroom property in a sought after neighbourhood and excellent transport links.

Amenities

- 4 bedrooms (1 en suite)
- Entrance hall
- Family bathroom Kitchen/dining/sitting room
- Sun room
- Cloakroom
- Utility room
- Private garden
- Off-road parking -
- Garage



Exeter St Thomas Station 1 mile, Exeter Central Station 1.2 miles, Exeter St Davids Station 1.9 miles, Exeter International Airport 5.5 miles, Exmouth Town 11.1 miles, Teignmouth Beach 15.9 miles.



Situation

The property is in the popular residential area of St Leonard's close to The Royal Devon & Exeter Hospital, Devon County Hall, St and Leonards Shopping Village at Magdalen Road .

Exeter's historic Quay, Belmont Park the River Exe and surrounding countryside are a short walk or bike ride from the property. Exeter is uniquely placed to enjoy all that the surrounding area has to offer with Dartmoor and many miles of fantastic coastline being within easy reach.

There are a variety of excellent state and private schools for both primary and secondary level in Exeter including; St Leonard's Primary School, Exeter School, Maynard's and the Cathedral School.

The M5 motorway network, providing links to London and the Midlands, is to the east of the city. Exeter has two mainline railway stations, with Exeter St David's offering regular services to London Paddington in approximately 2 hours. Exeter International Airport provides daily flights to London City Airport as well as a range of UK and international destinations.

Description

The elegant home, arranged over three floors, is situated within one of Exeter's more desirable locations with modern amenities. Has just been completely refurbished to a particularly high standard and specification.

The front door opens into the first floor entrance hall which interconnects three of the four well-proportioned bedrooms in the property and the family bathroom. The stylish bathroom, servicing this floor, has a walk-in shower cubicle, low level WC, pedestal wash hand basin and panelled bath.

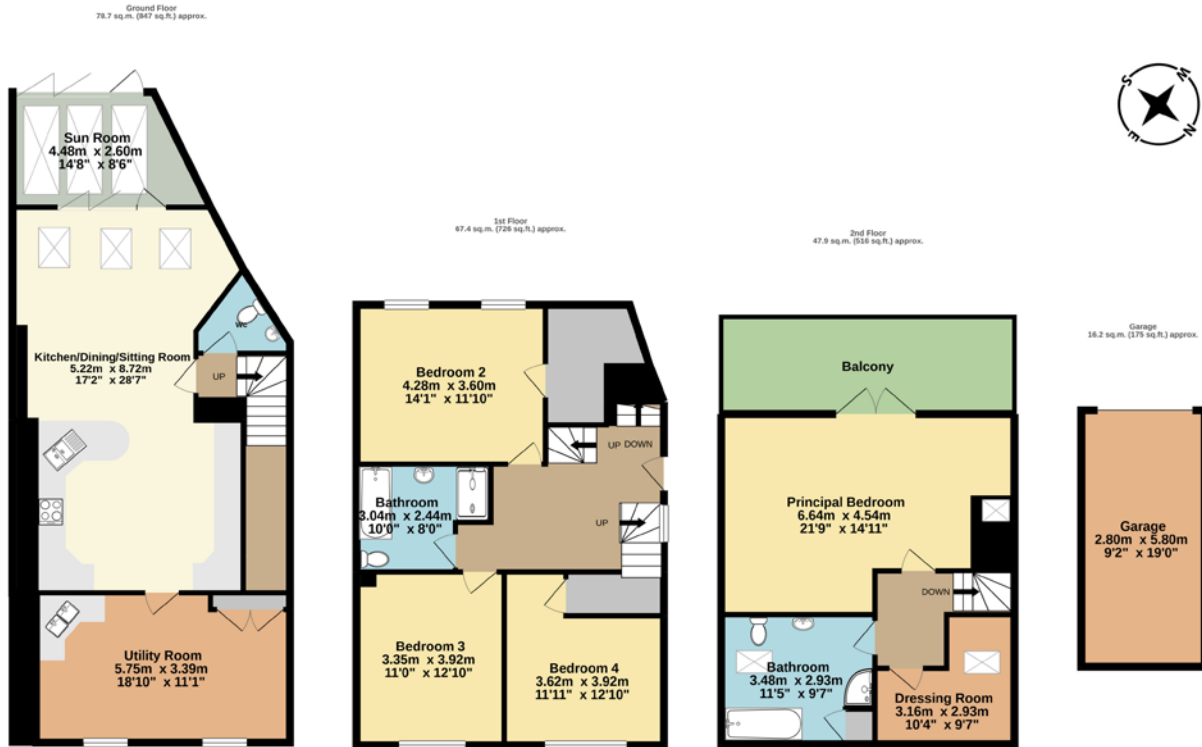
The second floor opens up to a principle suite. Which consists of an extremely spacious bedroom with doors that open out onto the balcony. A separate dressing room, which services the principle bedroom along with a bathroom that contains a whirlpool and air spa Bath plus luxurious shower, completes this floor. From this aspect there are far reaching views of the countryside and beyond that can be enjoyed from the balcony











TOTAL FLOOR AREA : 210.3 sq.m. (2264 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Garden and Grounds

On approach, the property provides off-road parking and access to a single garage. The rear courtyard garden enjoys far reaching countryside views and is the perfect location for al fresco dining.

Outside, there is a beautiful contrast of original flagstone paving and modern wooden fencing giving a degree of privacy and the perfect location for al fresco dining.

Directions (EX2 4RS)

Head south on Southernhay East towards Chichester Mews. Turn left on to Barnfield Road and then turn right on to Western Way/B3212 and continue to follow the B3212. Turn left onto Holloway Street/A3015 and keep going on to the A3015. Turn Right in to Trews Weis Reach then 78B Topsham Road will be on the left hand side.

Services

Mains gas and electric and water. Under-floor Gas-fired central heating.

Local Authority

Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ.

Tel: 01392 277 888. www.exeter.gov.uk

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We would be delighted to tell you more.

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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2020. Photographs and videos dated August 2020.

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