

# 1 & 2 Strand View, Exeter, Devon

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## A three bedroom family home in a desirable **Topsham** setting.

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### Summary of accommodation

**Ground Floor:** Sitting room | Conservatory | Dining room | Kitchen  
Cloakroom

**First Floor:** Six bedrooms | Bathroom

**Outside:** Gardens

### Distances

Topsham town centre 0.2 miles, M5 Junction 30 3.4 miles  
Exeter city centre 4.5 miles, Exeter St. David's station 5.8 miles  
(2 hours to London Paddington), Exeter Airport 6.4 miles  
(1 hour to London City Airport)  
(All distances and times are approximate)



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## Location

The property is in sought-after Topsham, between Exeter and Exmouth. The town is set in a fine location on the estuary of the River Exe, with rolling countryside to the east, and sailing in the estuary just moments away. A wealth of local amenities, including local shops, supermarkets, restaurants and cafés, can be found in Topsham. There is also a primary school in Topsham, while secondary schools can be found in Exmouth and Exeter.



Topsham's station offers frequent trains to Exeter St David's, where connections can be made to London, which is just over two hours away, arriving at Paddington. Local road connections include the A30 and the M5, both of which are within easy reach.

Exeter itself is just seven miles away, and offers a vibrant cultural scene, with theatres, cinemas, a museum, arts centres and first-class shopping facilities. Exeter's most renowned schools include the independent Exeter School and the Maynard, while the city is also home to the world-class University of Exeter.

## The property

1 & 2 Strand View is a semi-detached family home featuring light and airy accommodation which, while requiring some modernisation throughout, provides comfortable living space with plenty of potential in a highly desirable setting.

The main ground floor reception room is the well-proportioned, dual aspect sitting room at the rear, which faces south and east and welcomes plenty of natural light throughout the day. There is also a formal dining room and a sunny conservatory with sliding glass doors opening onto the gardens at the side.



Also on the ground floor, the kitchen features fitted units to base and wall level, as well as space for all the necessary household appliances.

Upstairs there are three double bedrooms, two of which have built-in storage, including the front bedroom with its fitted wardrobes. The first floor also has the family bathroom.

## Garden and grounds

The house is set in spacious garden for its location so close to the centre of Topsham. At the front of the house, the garden offers various established shrubs and colourful flowering perennials, while to the side and rear there is an area of lawn and a selection of shrubs and hedgerows, as well as a shed for garden storage.

## Services

xxx

## Directions

Postcode: EX3 0AU

what3words: ///types.life.drove

## Property information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band C

EPC Rating: ???

Guide Price: £000,000



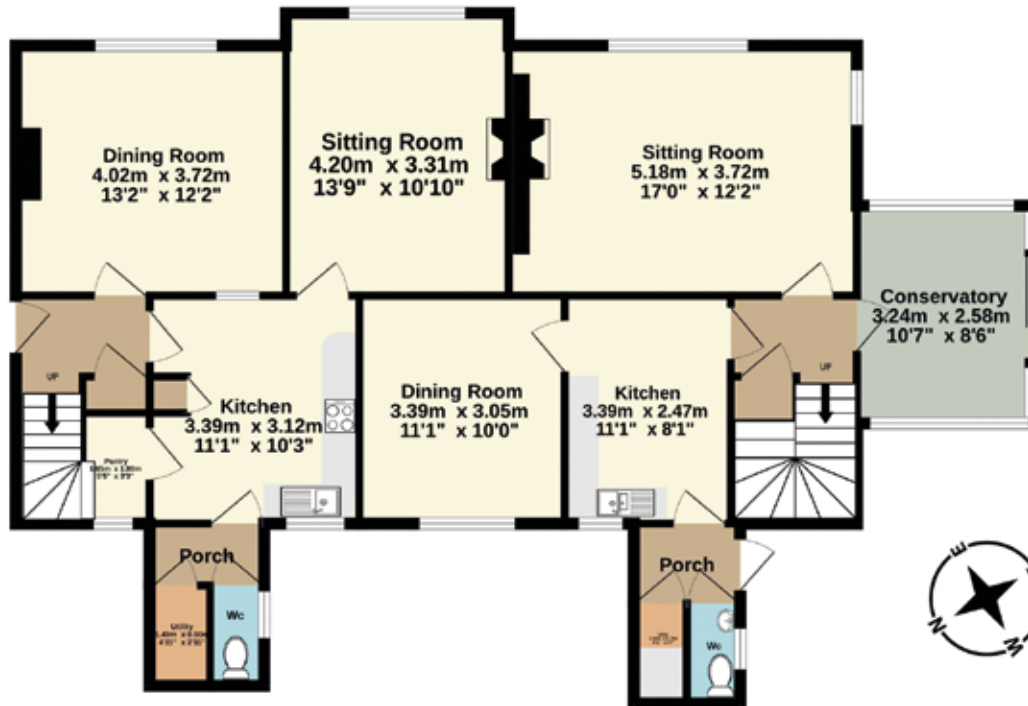
## Approximate Gross Internal Floor Area

196.0 sq m (2110 sq ft)

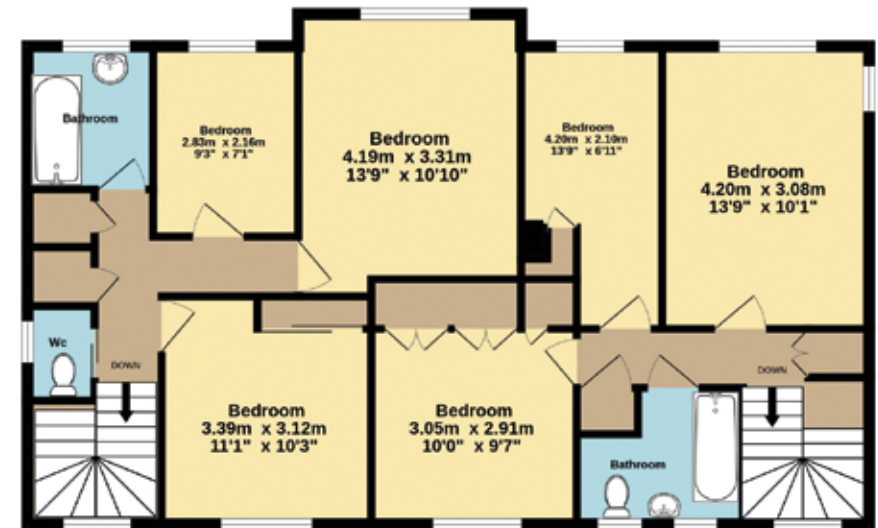
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

**Ground Floor**  
105.7 sq.m. (1138 sq.ft.) approx.



**1st Floor**  
90.3 sq.m. (972 sq.ft.) approx.



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 September 2024. Photographs and videos dated September 2024.

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