

An aerial photograph of the town of Topsham in Devon, England. The town is built on the banks of the River Taw, with numerous houses and buildings along the waterfront. The river flows through the town, with a marina area where many boats are moored. In the background, there are green fields and hills under a clear sky.

FLAT 2, ST MARGARET'S COURT

Topsham, Devon



## A WELL PRESENTED AND COMFORTABLE GROUND FLOOR RETIREMENT FLAT

In the heart of Topsham, with garden and delightful view down the Exe Estuary

### Summary of accommodation

Entrance hall | Sitting/dining room | Kitchen | Principal bedroom/shower room suite | Further bedroom and bathroom

Garden | Parking | Garage

**Distances:** Exeter City Centre 4 miles, M5 (Junction 30) 3.5 miles, Exmouth 6.5 miles

(All distances are approximate)



## SITUATION

Topsham is an ancient port town on the banks of the beautiful Exe Estuary, near Exeter, and famous for its shipbuilding and maritime heritage as well as 17th century Dutch style architecture and charming narrow streets in its centre, though these make it notorious for few garages and very limited central parking.

There is an excellent range of local amenities including primary school, range of independent shops, pubs, cafés and excellent restaurants, doctor's surgery, professional services, the Topsham Museum and antique shops including the former Customs House on the quay.

There are a variety of sporting facilities including sailing club, outdoor heated swimming pool, bowling green and tennis courts and well supported Rugby and Football amateur clubs all within a few hundred yards and an active community, including the annual Topsham Food Festival.



There are ferries across the estuary from Topsham to Tiverton and Double Locks and scenic walks such as the Goat Wall along the estuary. The Exe Estuary Trail is a 16 mile, mainly flat, cycle and walkway all around the estuary, taking in many pretty villages, such as nearby Lympstone, and the RSPB reserve. The Exe Estuary is one of the most important estuaries in Europe for wildlife, particularly birds, and the RSPB's Cley Marsh and Goosemoor nature reserves, at the junction of the River Exe and River Clyst, are close to the town and home to an abundance of winter and spring and autumn migrating birds.

Near to Topsham is Dart's Farm shopping village, winners of the Farm Retail Awards best farm shop in UK, 2015, and offering restaurants, cafes, shops, wellness spa etc.

At Exmouth, at the mouth of the estuary, is a marina and sandy beach providing excellent facilities for sailing and other water sports.

In the town is a train station providing regular services on the branch line to Exmouth and Exeter Central. There is easy access to junction 30 of the M5 motorway and also to Exeter airport, about 6.5 miles away. The university and cathedral city of Exeter provide a full selection of cultural, shopping, leisure and sporting facilities, including a golf and country club about 1.5 miles from the property.

## THE PROPERTY

Number 2, St Margarets Court is a well presented and comfortable ground floor flat in a quiet location, but in the heart of Topsham, with beautiful views down the Exe Estuary, step access from the church garden to the waterfront and riverside paths with garages and visitor parking.

From the parking area a communal hall gives access to the front door into the entrance hall and the large open plan sitting/dining room with glazed sliding doors opening to the decking and garden and a beautiful view down the estuary. The adjacent fully fitted kitchen has a large hatch to this room.



The principal bedroom has built in wardrobe cupboards, an en suite shower room with underfloor heating and wonderful views of the estuary. There is another bedroom/study, and a bathroom. and again, fantastic estuary views.

Glazed doors from the living room open to a timber decked terrace, further paved terracing around the flat and a good sized, enclosed, garden overlooking the neighbouring church and from where there are beautiful views down the Exe Estuary. There is a garden store with a tap, while a gardener is also included at the residence.

There are three parking spaces and a garage with electrically operated up and over door and lighting and power. The residence also includes the services of a lovely warden! The owners are also able to book the recently upgraded visitor's suite.

## PROPERTY INFORMATION

**Services:** Gas boiler and central heating. Mains water, electricity and gas.

**Local Authority:** Exeter City Council

**Council Tax:** Band C (£1,586 annually)

**EPC:** C (71)

**Tenure:** Leasehold - 125 year lease from March 1986.

**Years remaining on the lease:** 86 years.

**Headlease:** Yes.

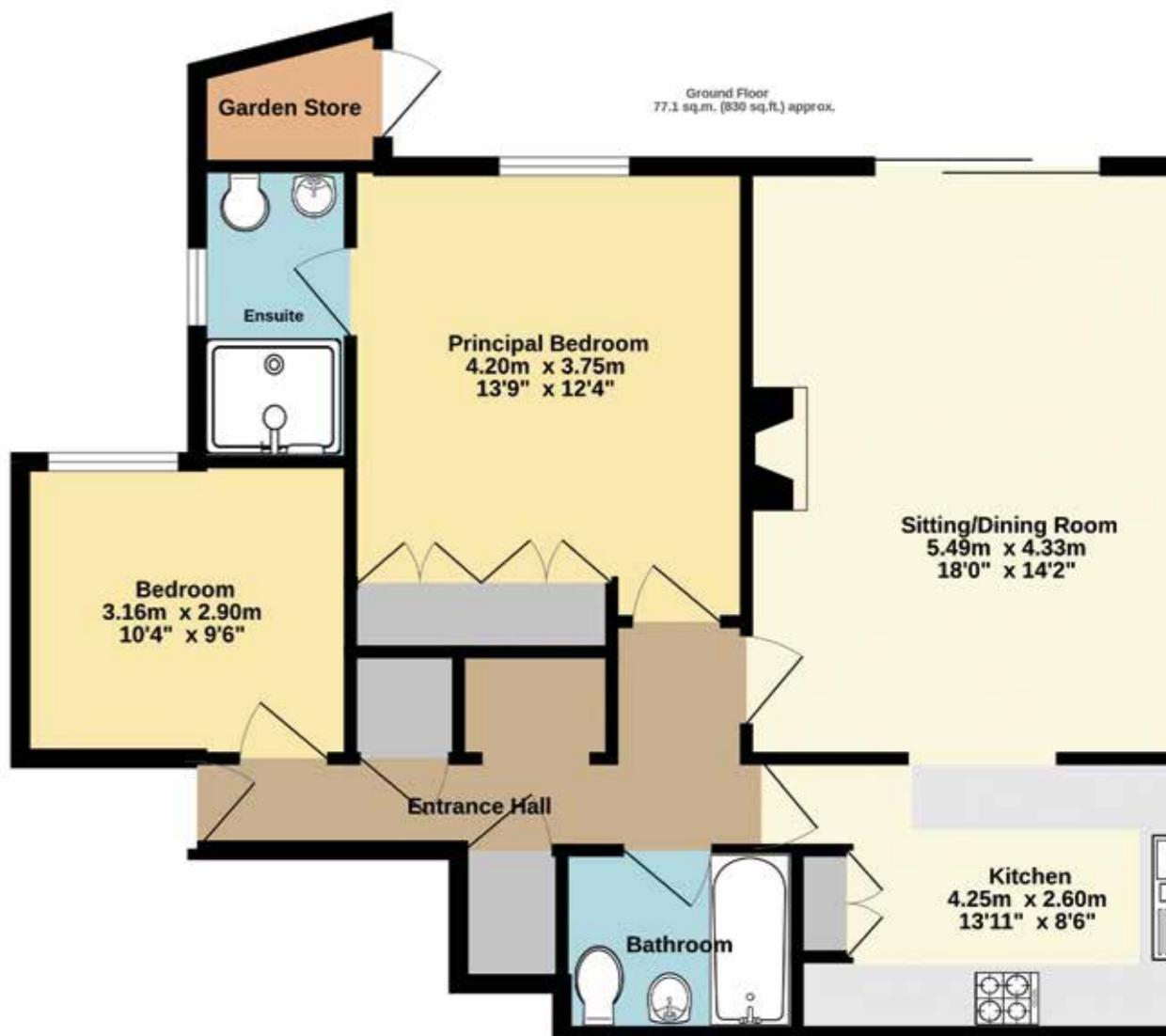
**Service charge:** £7,398 yearly, paid in two instalments.

**Who is responsible for managing the building:** Crown Property Management - 01392 348 170

**Restrictive Covenants:** Owner/purchaser MUST be 60 years or older to reside in the property.

**Directions:** EX3 0JL | What3words - //silks.analogy.trees

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



Approximate Gross Internal Area  
89.1 sq.m. (959 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted  
to tell you more.

**Louise Glanville**  
01392 423111  
[louise.glanville@knightfrank.com](mailto:louise.glanville@knightfrank.com)

**Knight Frank Exeter**  
19 Southernhay East, Exeter  
EX1 1QD

[knightfrank.co.uk](http://knightfrank.co.uk)

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