

**1 HOODS BUILDINGS
FORE STREET
TOPSHAM
EX3 0HT**



GUIDE PRICE £375,000



An opportunity to acquire a charming and characterful two storey maisonette situated in the heart of Topsham with lovely outlook and views over neighbouring area, Exe estuary and beyond. Spacious characterful accommodation comprising two/three bedrooms. Light and spacious lounge/dining room. Kitchen. Inner hallway. Bathroom. Two good size bedrooms. Additional sitting room/bedroom with pitched exposed timber ceiling. Courtyard garden. Fabulous convenient position within walking distance to Topsham's local amenities, beautiful coastal walks and Topsham railway station providing services to Exeter and onward links to Bristol and London etc. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part glass panelled stable style door leads to:

KITCHEN

15'4" (4.67m) x 6'0" (1.83m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Plumbing and space for washing machine (included). Electric cooker (included in sale). Plumbing and space for dishwasher (included in sale). Fridge (included in sale). Tiled floor. Cupboard housing boiler serving central heating and hot water supply. Electric wall heater. Part pitched ceiling with exposed roof timbers. Glass panelled windows to front aspect. Doorway opens to:

INNER HALLWAY

Cloak hanging space. Four stairs leading up to:

FIRST FLOOR HALF LANDING

Radiator. Panelled door leads to:

LOUNGE/DINING ROOM

21'0" (6.40m) x 11'10" (3.61m). A well proportioned characterful room with exposed roof timber. Four wall light points. Feature fireplace with living flame effect gas fire, fire surround and mantel over. Radiator. Sash window to front aspect.

From first floor half landing, door to:

BEDROOM 1

12'4" (3.76m) (average measurement) excluding wardrobe space x 12'2" (3.71m) into wardrobe space. Range of built in storage cupboards. Exposed ceiling beam. Radiator. Sash window to front aspect.

From first floor half landing, door to:

BATHROOM

Comprising panelled bath with traditional style mixer tap, fitted electric shower unit over and tiled splashback. Wash hand basin set in vanity unit with traditional style mixer tap, cupboard space beneath and tiled splashback. Low level WC. Heated ladder towel rail. Tiled floor. Extractor fan. Exposed ceiling beam. Obscure glazed window to side aspect.

From first floor half landing, stairs lead to:

SECOND FLOOR SITTING ROOM/BEDROOM

13'4" (4.06m) (average measurement) x 13'0" (3.96m) (average measurement). A fabulous characterful room. Feature Dutch brick fireplace. Pitched ceiling with exposed timbers. Deep storage cupboard also housing lagged hot water cylinder. Two double glazed Velux style windows to front aspect offering fine outlook over neighbouring roof tops, Exe estuary and countryside beyond. Door leads to:

BEDROOM 2

15'0" (4.57m) maximum x 12'0" (3.66m) maximum. Again another characterful room with pitched ceiling and exposed timbers. Deep storage cupboard. Radiator. Glass panelled window and Velux style window to front aspect again offering outlook over neighbouring roof tops, Exe estuary and beyond.

OUTSIDE

Directly to the front of the property is a small courtyard garden with neighbouring properties having right of way.

TENURE

Leasehold. A lease term of 999 years was granted on 29th September 1999.

GROUND RENT

Peppercorn ground rent.

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band D (Exeter)

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess roundabout and proceed straight ahead. Upon reaching Topsham continue over the mini roundabout into Fore Street. Proceed down passing the Globe public house, after a short distance the property will be found on the left hand side with access gained via Chapel Place.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

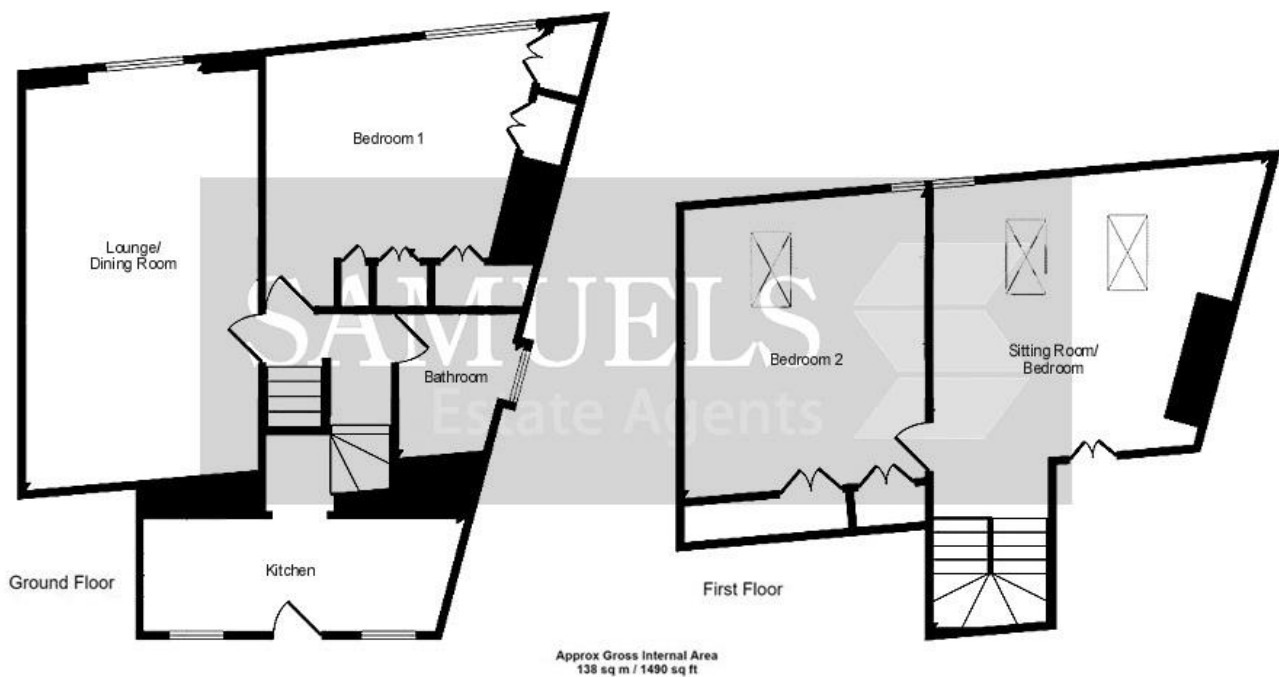
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/1125/9087/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		