



**78A FORE STREET
TOPSHAM
NEAR EXETER
EX3 0HQ**



£475,000 FREEHOLD



An opportunity to acquire a fabulous characterful three double bedroom maisonette situated in the heart of the highly sought after estuary town of Topsham. Well proportioned versatile living accommodation arranged over three floors. Presented in superb decorative order throughout. Three good size bedrooms. Ensuite bathroom to master bedroom Reception hall. Cloakroom. Light and spacious sitting room. Modern kitchen/dining room with raised decked terrace. Spacious traditional style bathroom. Enclosed paved courtyard garden. Many character features. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Private gate leads to paved courtyard garden with outside lighting. Obscure glazed private door leads to:

ENTRANCE LOBBY

Plumbing and space for washing machine. Fitted roll edge work surface. Cloak hanging space. Glass panelled internal door leads to:

RECEPTION HALL

Radiator. Electric consumer unit. Smoke alarm. Cloak hanging space. Wall light point. Stairs leading to:

FIRST FLOOR LANDING

Radiator. Thermostat control panel. Smoke alarm. Wall light point. Window to rear aspect. Stairs rising to second floor. Door to:

SITTING ROOM

20'4" (6.20m) x 11'6" (3.51m) (approximate measurements). A light and spacious characterful room with exposed ceiling beam. Four wall light points. Radiator. Decorative tiled fireplace with raised hearth, wood surround and mantel over. Television aerial point. Secondary glazed leaded glass panelled windows to both front and side aspects. Pleasant outlook down Fore Street Topsham.

From first floor landing, door to:

KITCHEN/DINING ROOM

13'0" (3.96m) x 13'0" (3.96m) maximum. Again a light and spacious room. A modern kitchen fitted with a range of gloss fronted base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashback. Single drainer sink unit with modern style mixer tap. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Integrated fridge. Integrated freezer. Plumbing and space for slimline dishwasher. Exposed wood flooring. Radiator. Space for table and chairs. Double glazed window to rear aspect. Double glazed double opening doors lead to:

RAISED TERRACE

Composite decking with steel railing surround and enjoying a south westerly aspect.

From first floor landing, door to:

CLOAKROOM

A traditional style suite comprising WC. Wash hand basin. Tiled wall surround. Electric wall heater. Obscure double glazed window to side aspect.

SECOND FLOOR LANDING

Half height wood panelling to walls. Smoke alarm. Two wall light points. Built in storage/linen cupboard. Stairs rising to third floor. Double glazed window to rear aspect with outlook over neighbouring area and countryside beyond. Door to:

BEDROOM 2

13'5" (4.09m) maximum into wardrobe space x 12'10" (3.91m) maximum. Built in double wardrobe with fitted shelf and hanging rail. Additional single wardrobe with fitted shelving. Radiator. Exposed ceiling beam. Leaded glass panelled window to front aspect with outlook down Fore Street Topsham.

From second floor landing, door to:

BEDROOM 3

13'2" (4.01m) maximum into wardrobe space x 12'8" (3.86m) maximum. Two wall light points. Radiator. Two built in double wardrobes with hanging rails and fitted drawers.

From second floor landing, door to:

BATHROOM

10'0" (3.05m) maximum x 8'4" (2.54m) maximum. A light and spacious bathroom with traditional style suite comprising panelled bath with mixer tap including shower attachment, fitted mains shower unit, glass shower screen and tiled splashback. WC. Wash hand basin. Part tiled walls. Extractor fan. Radiator. Heated ladder towel rail. Leaded glass panelled windows to both front and side aspects.

From second floor landing, stairs lead to:

THIRD FLOOR

BEDROOM 1/STUDIO ROOM

26'0" (7.92m) x 20'4" (6.20m) maximum (overall measurement). A fabulous characterful room with pitched ceilings and exposed timbers. Wall mounted boiler serving central heating and hot water supply. Double glazed Velux window to rear aspect. Two attractive leaded glass paned windows to front aspect. Door to:

ENSUITE BATHROOM

8'4" (2.54m) x 6'10" (2.08m) excluding door recess (part sloped ceiling). A modern matching white suite comprising panelled bath, central mixer tap including shower attachment and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Exposed timbers. Double glazed Velux style window to rear aspect.

OUTSIDE

As previously mentioned the property benefits from a raised terrace access from kitchen/dining room as well as the small courtyard garden.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data can be found on the Ofcom website

Mobile: Outdoors – Current data can be found on the Ofcom website
Broadband: Standard & Ultrafast available.
Flood Risk: River & sea – Very low risk, Surface water – Very Low risk
Mining: No risk from mining
Council Tax: Band

DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and proceed straight ahead. Upon reaching Topsham continue over the mini roundabout into Fore Street, the property in question will be found on the right hand side above Moshulu, access is gained to the property from the rear via a private gate.

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 check 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.

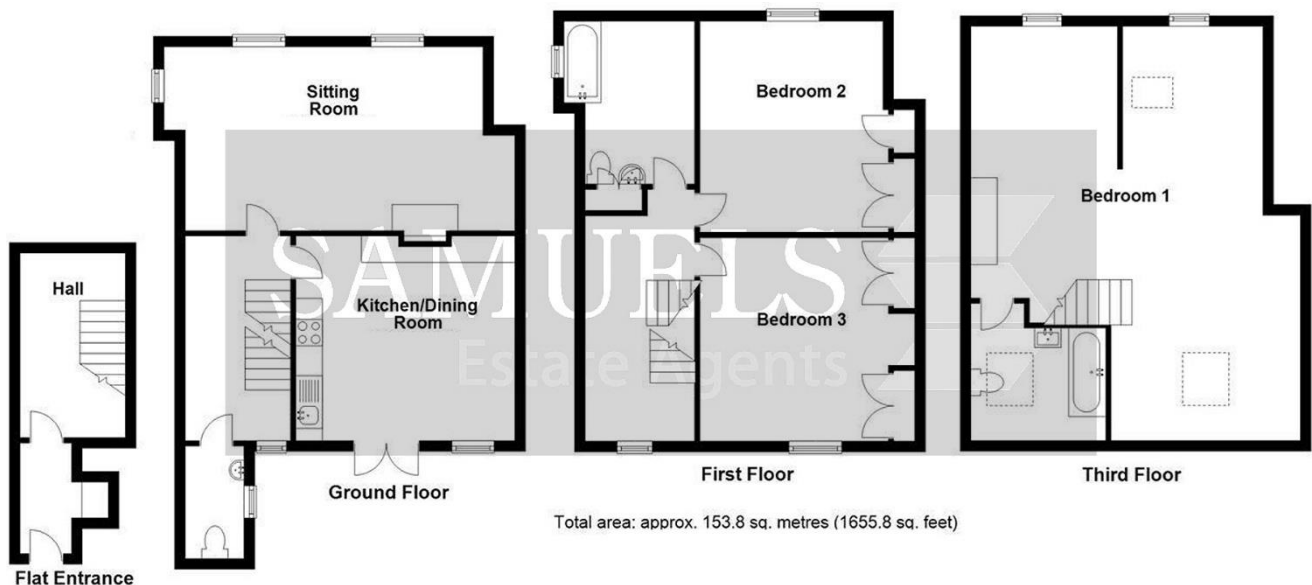
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0725/8986/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		