

## Clyst Side, Elm Grove Road, Topsham, EX3 0BN



This outstanding family home is offered to the market for the first time in many years, being situated on a quiet no through road just a stones throw away from the centre of Topsham. Dating back to the 1930's this property has been heavily extended to create versatile accommodation, and boasts exceptional Countryside views.

You are welcomed by a light and airy entrance hall with access to the first reception room, with stairs to both the ground and first floor accommodation. On the ground floor are two further reception rooms, a spacious kitchen/dining room perfect for entertaining, useful utility room and further storage areas along with a cloakroom and bedroom with it's own shower facilities. On the first floor there are three further double bedrooms, the large master en-suite is found to the side of the property with exceptional views along with the family bathroom. Outside, the property sits within a generous plot and the Liriodendron Tulip Tree is a real feature which blossoms beautifully. To the rear of the property is a secluded, large lawned area, with mature trees, shrubs and garden pond. There is a detached double garage, and driveway providing parking for multiple vehicles.

**Asking Price £1,100,000**

**Freehold**

**DCX01689**

# Clyst Side, Elm Grove Road, Topsham, EX3 0BN

Topsham remains one of the most popular areas of Exeter in which to reside, with a range of local shops and amenities and close to the waterside. Good food is a speciality with many historic pubs, and award-winning restaurants. Topsham shopping offers a vibrant mix of boutiques, galleries, gifts, fine wines and foods, and antiques including several floors to browse at the former Customs House on the quay. Just a short drive from Exeter and well connected by public transport Topsham, provides the ideal location to escape from the City whilst being within easy commuting distance.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via aluminium front door. Front aspect aluminium double glazed window with view over the front garden. Stairs to the ground and first floors. Wood effect flooring. Radiator. Door to the Lounge:



### Lounge 16' 7" x 16' 11" (5.057m x 5.150m)

Triple aspect uPVC double-glazed windows with stunning views over open countryside and the rear and side garden. Cove ceiling. TV point. Loft hatch. Telephone point. Radiator.



### Ground Floor Landing

Doors to the Sitting Room, Kitchen/Dining Room, Utility Room, Bedroom Four, Cloakroom and Snug. Understairs storage cupboard. Radiator.

### Sitting Room 19' 3" x 12' 9" (5.877m x 3.884m)

Side and rear aspect uPVC double glazed windows with stunning views over open Countryside. TV point. Telephone point. Recess storage cupboards. Gas fireplace with slate surround and marble hearth. Wall lights. Cove ceiling. Radiator. Double doors to the:



### Kitchen/Dining Room 23' 6" x 12' 10" (7.166m x 3.900m)

Dual aspect uPVC double glazed windows. uPVC sliding door to the side garden. Fitted range of eye and base level units with sink and half with mixer tap and single drainer. Integrated oven and hob with extractor above. Integrated dishwasher. Integrated fridge and freezer. Island. Spot lighting. Cove ceiling. Two radiators. Large seating area perfect for entertaining.



### Utility Room 7' 9" x 4' 10" (2.366m x 1.478m)

Front aspect uPVC double glazed door. Fitted range of eye and base level units with stainless steel sink with mixer tap. Plumbing for washing machine. Wall mounted boiler. Part tiled walls.

### Bedroom Four 12' 5" x 12' 1" (3.781m x 3.686m)

Side aspect uPVC double glazed window. Fully enclosed shower cubicle. Wood laminate flooring. Cove ceiling. Radiator.

### Snug 14' 0" x 17' 5" (4.271m x 5.301m)

Rear aspect uPVC sliding door to the rear garden. Side aspect uPVC double glazed window. Triple built in wardrobe with shelving. Cove ceiling. Wood laminate flooring. Two radiators.



### Cloakroom

Rear aspect uPVC double glazed frosted window. Low level WC. Wash hand basin. Part tiled walls. Cove ceiling. Radiator.

### First Floor Landing

Doors to Bedroom One, Bedroom Two, Bedroom Three and the Family Bathroom. Access to the loft void above. Airing cupboard with shelving, and housing the water tank. Cove ceiling. Radiator.

### Bedroom One 22' 7" x 14' 0" (6.886m x 4.272m)

Triple aspect uPVC double glazed windows with stunning views over open countryside. Built in double wardrobes with hanging space and shelving with head high storage above. Twin radiators. Door to:



### En-suite

Front aspect frosted uPVC double glazed window. Four piece white suite comprising large shower cubicle, low level WC, pedestal wash hand basin with mixer tap and bidet. Shaver point. Part tiled walls. Spot lighting. Extractor. Heated towel rail.

### Bedroom Two 12' 11" x 10' 0" (3.935m x 3.057m)

Side aspect uPVC double glazed window. Cove ceiling. Radiator.



### Bedroom Three 9' 11" x 10' 0" (3.018m x 3.052m)

Side aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving. Wood laminate flooring. Cove ceiling. Radiator.



### Bathroom

Side aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with shower above, low level WC, wash hand basin with mixer tap. Tile effect flooring. Radiator.

### Double Garage

Light and power. Off road parking to the front.

### Outside

The property sits within a generous plot and the Liriodendron Tulip Tree is a real feature that blossoms beautifully. To the rear of the property is a secluded, large lawned area, with mature trees, shrubs, garden pond and aluminium greenhouse. There is a detached double garage, and driveway providing parking.





Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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