

118 Topsham Road, St Leonards, Exeter, EX2 4RW



Occupying a prime position on the ever-popular Topsham Road, in the heart of St Leonards, this impressive period property offers generous and versatile accommodation, combining classic architectural features with the convenience of modern living. This three bedroom property arranged over over two floors, the property provides spacious, well-proportioned rooms with high ceilings and large windows that flood the interior with natural light. Many original features have been retained, giving the home considerable character and charm, while offering excellent potential for further enhancement. Externally, the property benefits from a private rear garden, ideal for entertaining or relaxing, along with an attractive frontage that reflects the quality and heritage of this sought-after residential address. Perfectly positioned, the property enjoys easy access to Exeter city centre, the Quayside and the River Exe, with excellent local amenities, well-regarded schools and transport links all close at hand.

Offers in the Region of £650,000 Freehold DCX02931

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via part frosted uPVC front door with door to lounge, dining room, open plan kitchen/breakfast room, cloakroom, turning staircase to first floor landing, radiator, understairs storage cupboard

Lounge 13' 9" x 15' 7" (4.198m x 4.750m)

Rear aspect windows, rear aspect door leading to the lean to, television point, radiator

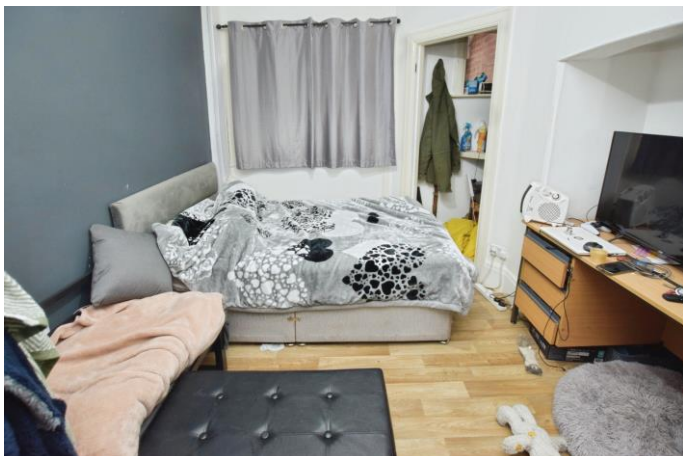


Lean to 10' 1" x 5' 5" (3.085m x 1.642m)

Dual aspect windows, door to rear garden

Dining Room

Front aspect uPVC double glazed window, storage cupboard, radiator



Kitchen 15' 7" x 10' 10" (4.741m x 3.312m)

Rear aspect uPVC double glazed window with view of the rear garden, fitted range of eye and based level units with stainless steel sink and mixed taps, single drain, roll edged work surface, part tiled walls, integrated double oven and hob with extractor fan above, plumbing for washing machine, further appliance space



Cloakroom

Solid aspect uPVC double glazed frosted window, low level WC, wash hand basin with mixed taps, splashback tiles

First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom, side aspect window, access to loft, picture rail, radiator

Bedroom One 12' 5" x 9' 9" (3.773m x 2.971m)

Dual aspect UPVC double glazed, television point, picture, radiator, access to shower room.



En-Suite

Side aspect frosted window, walk in shower cubicle, low level WC, wash hand basin with mixed tiles and splash back part tiled walls.



Bedroom Two 13' 8" x 13' 1" (4.157m x 3.986m)

Front aspect uPVC double glazed window, picture rail, television point, radiator



Bedroom Three 15' 7" x 13' 9" (4.748m x 4.195m)

Rear aspect uPVC double glazed windows with view of rear garden, picture rail, radiator



Bathroom

Rear aspect and side aspect frosted double glazed windows, four piece suite benefiting from a walk in shower cubicle, panel enclosed bath, low level WC wash hand basin with mixed tap, part tiled walls, heated towel rail, radiator, extractor fan



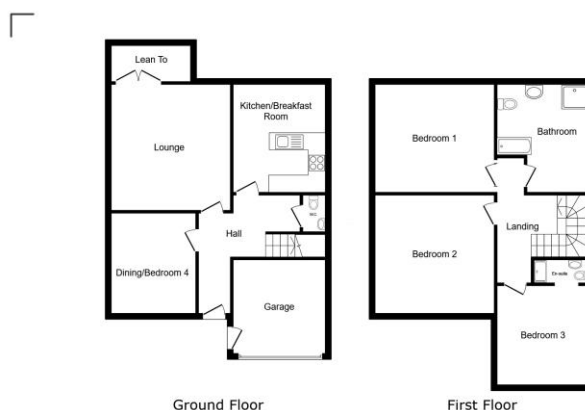
Rear Garden

Large enclosed private garden, mainly laid lawn, with mature hedges, paved seating area, wooden shed.



Front garden

Off road parking five vehicles access to garage, with metal opening doors with lights and power



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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118 TOPSHAM ROAD EX4 1ER EX4 4RW	Energy rating E	Valid until 20 November 2030
	Correspondence 02210-3090-2620-8185	

Property type End-terrace house

Total floor area 137 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/landlords/domestic-private-rented-property/minimum-energy-efficiency-standards-landlords>

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)