

8 Majorfield Road, Topsham, Exeter, EX3 0ES



A beautiful cottage style two bedroom terraced property situated in the heart of the very popular and sought after location of Topsham. The accommodation comprises entrance hall, lounge, dining room, kitchen, two first floor bedrooms and a charming courtyard garden. The property is in close proximity to local shops, post office and eateries and a short stroll takes you to the banks of the Exe Estuary. Viewing is highly recommended.

Asking Price £300,000

Freehold

DCX01012

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Topsham is an ancient port situated 4 miles south east of the cathedral city of Exeter on the beautiful Exe Estuary. The town is steeped in history and famed for its ship-building past and the Dutch architecture found in the older part of the town and in particular The Strand. With easy commuting and access to the M5, only a 5 minute drive away, Topsham is also well served by rail. The useful branch line operates between the coastal town of Exmouth 7 miles away and Exeter St David's, connecting it to the national network. Exeter airport is some 5 miles away. Today, Topsham is considered a special place to live and boasts excellent local amenities including a school, outside swimming pool, bowling green, tennis courts, doctor's surgery, sailing club, extensive range of independent shops together with numerous pubs, cafes and highly regarded restaurants. It is also popular for its boating, cycling routes, antiques centre and bird watching nature reserve.

THE ACCOMMODATION COMPRISES:

Entrance Hallway

Accessed via a paly glazed front door, Stairs to first floor landing, under stairs storage, door to the lounge.

Dining Room 11' 10" x 8' 10" (3.600m x 2.700m)

Front aspect double glazed window, feature fireplace, opening to the lounge and a door to the kitchen, radiator.



Lounge 11' 6" x 8' 2" (3.500m x 2.500m)

Rear aspect double glazed door to the rear garden, TV point, telephone point, radiator.



Kitchen 9' 6" x 5' 7" (2.900m x 1.700m)

Fitted range of eye and base level units with rolled edge worktop over, sink and a single drainer, space for oven, space for fridge, space for washing machine, double glazed window to rear, door to rear garden.



First Floor Landing

Front aspect double glazed window, doors to bedroom one, bedroom two, bathroom, access to the loft void above.

Bedroom One 11' 10" x 8' 2" (3.600m x 2.500m)

Rear aspect double glazed window, radiator.



Bedroom Two 9' 2" x 8' 10" (2.800m x 2.700m)

Front aspect double glazed window, built in wardrobe with hanging space and shelving, radiator.



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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Bathroom

Rear aspect double glazed window, panelled enclosed bath with shower over, low level WC, wash hand basin, airing cupboard.



Rear Garden

A beautifully maintained enclosed courtyard garden with seating areas, outside tap and a brick built store.



