

SOUTHGATE

ESTATES

*117 Topsham Road,
Exeter, Devon, EX2 4RE
£695,000 Guide Price*



Five Double Bedrooms, Off-Road Parking, Pleasant Enclosed Garden, Character Features, End of Terrace House, Excellent Location

A sizeable five bedroom Georgian family home located in the popular area of St Leonards. The property features off-road parking to the front, and a delightful enclosed garden to the rear. Internally, the accommodation briefly consists of an entrance hallway with access to the bay-fronted living room, family room and the kitchen breakfast room which leads into the dining room. Upstairs, across two floors, are the five double bedrooms, the bathroom and a separate shower room.

The property is well-situated within the catchment area for St Leonards School, and is within walking distance of well-regarded private schools. St Leonards also offers a number of amenities nearby, including the popular Quayside and Magdalen Road, providing a range of boutique shops, restaurants and cafes, as well as waterside walks and cycle routes along the Exe Estuary Trail. Exeter's city centre is just a short distance from the property, along with the RD&E Hospital, and good access to public transport links.





Ground Floor The front door opens to the entrance hallway which provides access to the living room, family room and kitchen breakfast room, as well as stairs rising to the first floor incorporating storage below. The attractive living room features a bay window and additional window to the front aspect, allowing ample natural light to the room. There is also a feature log-burner set in an exposed brick recess. The family room opposite is also complimented by a bay window to the front aspect, and a log-burner in an exposed brick recess. The generous kitchen breakfast room contains a range of matching wall and base units with granite worktops and a matching upstand, plus a Belfast sink with a mixer tap over and drainer grooves to the side. Appliances include a range cooker with an extractor hood over, an American-style fridge freezer, an integrated dishwasher, and a separate cupboard allows room for a washing machine. In addition, there is an island unit/breakfast bar, a further built-in cupboard, and windows to the rear aspect. An archway opens into the dining room which provides French doors out to the rear garden, and a second staircase to the first floor.



First Floor Stairs rise to the first floor landing which accommodates three of the double bedrooms, along with the bathroom and a separate shower room. A further set of stairs leads to the second floor, and there is also a built-in cupboard, plus storage into the eaves. The master bedroom is well-proportioned and boasts a bay window and additional window to the front aspect. Similarly, the second bedroom features a bay window to the front aspect, as well as built-in storage into an alcove. The third bedroom is situated to the rear of the property and enjoys a window overlooking the garden.

Second Floor The remaining two double bedrooms are situated on the second floor, and both benefit from built-in storage cupboards, plus windows to the front aspect.

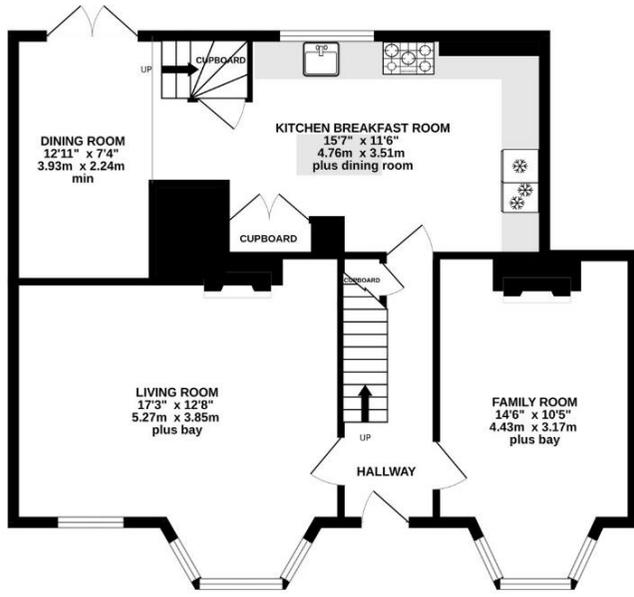
Garden & Parking The property has the advantage of a pleasant enclosed garden to the rear which includes a spacious patio area providing an ideal spot for outdoor seating and dining. Steps lead to a raised patio area with a pergola, and a lawned section of garden, encompassed by various well-established plants and shrubs. To the front of the property is a large driveway, allowing valuable off-road parking for multiple vehicles.

Property Information Tenure: Freehold. Council tax band: E. Floor Area: 189m².

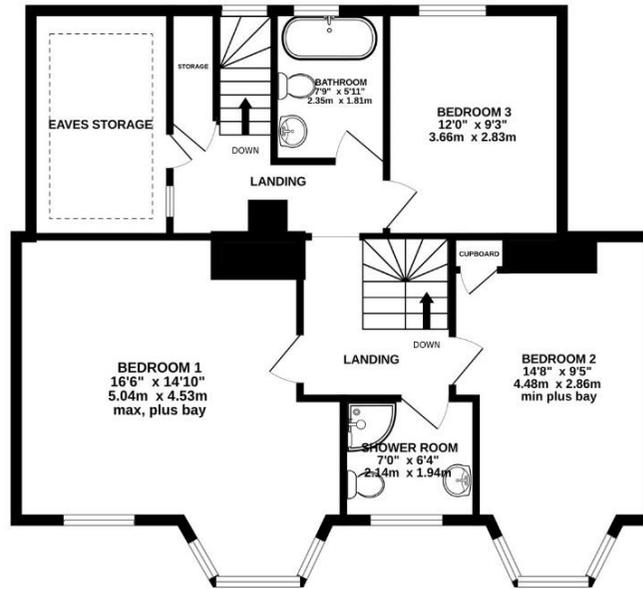




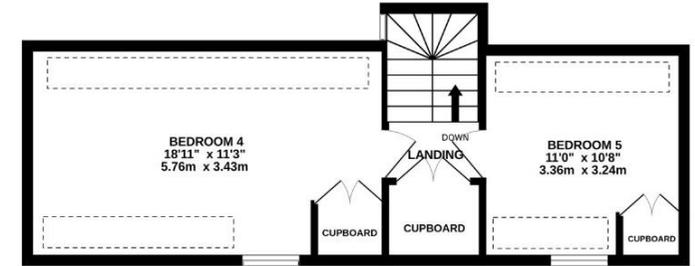
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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