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149 Topsham Road, Exeter, Devon, EX2 4SQ



SOUTHGATE
— ESTATES —

£535,000





149 Topsham Road

This four bedroom detached family home is positioned in one of the most desirable locations in Exeter. Situated within the parish of St Leonards along Topsham Road, the property is within walking distance of nearby primary and secondary schools, County Hall and the Royal Devon and Exeter Hospital. The property also has good access to other amenities via bus routes to the city centre and to the popular out of town retail parks.

Internally, the ground floor accommodation briefly comprises an entrance porch and hallway, a bay fronted living room, a downstairs cloakroom and an open-plan kitchen diner. The first floor boasts two generously-sized double bedrooms, a further single bedroom and a bathroom. The converted loft provides an impressive double bedroom with an en suite shower room. Lawned gardens are located both at the front and rear of the property, along with a private parking space and a single garage.



Ground Floor The front door opens into the entrance porch and hallway which allows ample space for storing coats and shoes. A feature stained glass window faces the front aspect, and stairs rise to the first floor landing incorporating built-in storage below. A door opens into the characterful living room which is complemented by a box bay window to the front aspect, as well as an exposed brick chimney breast and picture rails. To the rear of the ground floor is the impressive kitchen diner which has been remodelled to provide a pleasant open-plan family space. The kitchen area contains a range of matching wall and base units with fitted worktops, a tiled splashback and a double stainless steel sink and drainer unit with a mixer tap over. There is also a further 1.5 bowl stainless steel sink to the opposite end. Integrated appliances include a double eye-level oven with a separate gas hob, and space is available for a washing machine, a dishwasher and a tall fridge freezer. In addition, windows face the side and rear aspects, and doors open out to the garden.



First Floor Stairs rise to the first floor landing which provides access to three of the bedrooms and the family bathroom. Both bedrooms one and two are generously-proportioned doubles, and feature bay windows (to either the front or rear aspects), as well as ample built-in storage. Bedroom three is a good-sized single room benefitting from a window to the front aspect. The main bathroom comprises a bath with a mixer tap over, a separate shower cubicle, a close-coupled WC and a wash basin with a vanity unit below. A frosted window faces the side aspect. Second Floor The second floor accommodates the spacious fourth bedroom which has the advantage of an en suite shower room. The bedroom also offers skylights to the front and rear aspects with far-reaching views to the front, as well as built-in storage.

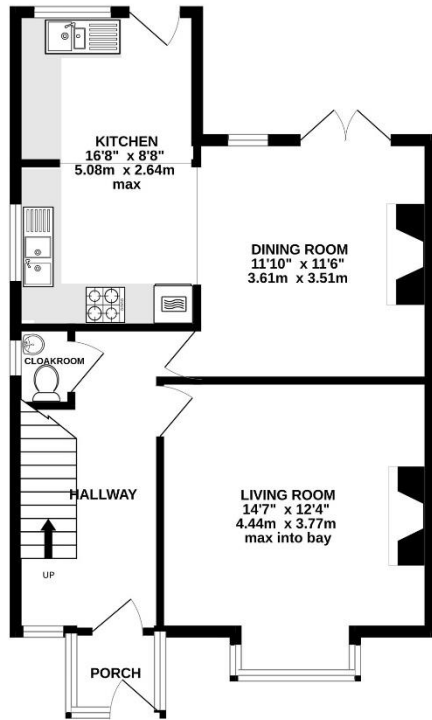
Garden, Garage & Parking Doors open out to the delightful enclosed rear garden which enjoys a patio area offering an ideal space for al-fresco dining. A path leads to the end of the garden with a good-sized lawn, and flowerbed borders which are well stocked with a mixture of shrubs and vegetables. To the rear is a hardstanding, with double gates allowing vehicular access to the side. The garage is also located here, both providing valuable off-road parking.

Property Information Tenure: Freehold. Council tax band: E.

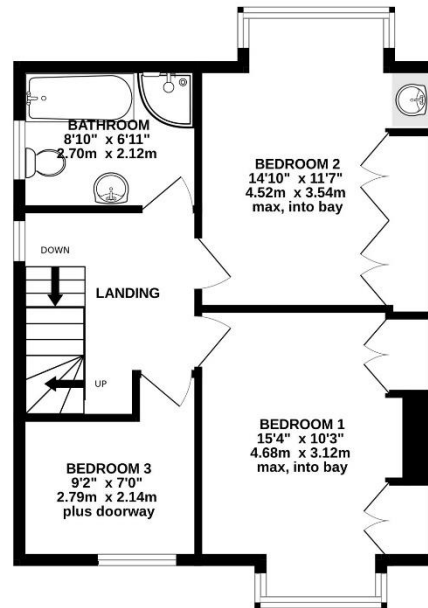
- *4 Bedrooms*
- *Detached Family Home*
- *St Leonards Primary School
Catchment Area*
- *Enclosed Garden*
- *Garage & Parking*
- *Excellent Location*



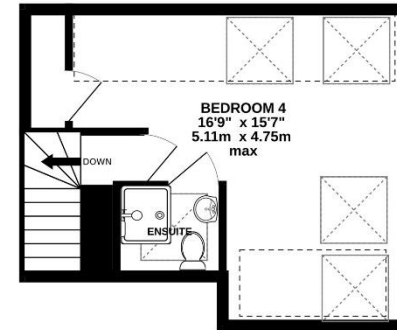
GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.4 sq.m.) approx.

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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Energy Performance Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	81
England, Scotland & Wales		EU Directive 2002/91/EC	



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



SOUTHGATE

ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk