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28 Fish Street, Exeter, Devon, EX2 7TR



SOUTHGATE
ESTATES

£350,000

Guide Price





28 Fish Street, Exeter

Located in the highly-desirable Seabrook Orchards development is this semi-detached family home. The internal accommodation is beautifully presented and briefly consists of an entrance hallway, a living room and kitchen breakfast room on the ground floor, with access to a utility area and cloakroom. Upstairs are three bedrooms, with the master bedroom incorporating an en suite shower room, and the family bathroom. Externally, the property enjoys an enclosed garden to the rear and off-road parking to the front.

The property is situated in an excellent position to benefit from a number of amenities nearby, including the popular estuary town of Topsham just 1.3 miles from the property, with a variety of boutique shops, cafes and restaurants to enjoy. There are also pleasant walking and cycle routes along the Exe Estuary which connects Dawlish to Exmouth. Additionally, the property is close to Exeter Golf & Country Club, and is just a short distance from Exeter's city centre, with good access to the A30 and M5 for commuting.

Ground Floor The front door opens into the entrance hallway which provides stairs rising to the first floor, and access to the attractive living room which has a window to the front aspect allowing a good-degree of natural light. There is also a built-in cupboard under the stairs, and a door into the open-plan kitchen diner which contains a range of modern wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl sink and drainer unit with a mixer tap over. Appliances include a double eye-level oven with a separate induction hob and extractor hood, as well as a dishwasher and a fridge freezer. French doors open out to the rear garden creating a perfect flow between the kitchen diner and the outside space. Additionally, a door opens to the downstairs cloakroom, and an archway leads to the utility space which includes various wall and base units with fitted worktops and space for a washing machine. A cupboard houses the Ideal boiler.





First Floor The first floor accommodates the three bedrooms and the family bathroom, with the master double bedroom enjoying its own separate en suite shower room. The second bedroom is a further double with a window to the front aspect complemented by far-reaching views. Bedroom three is a single and is currently used as an office space with a built-in cupboard over the stairs. Lastly, the well-presented main bathroom comprises a bath with a mixer tap and shower over, a close-coupled WC and a wall-mounted wash basin with a mixer tap over. A window faces the side aspect.

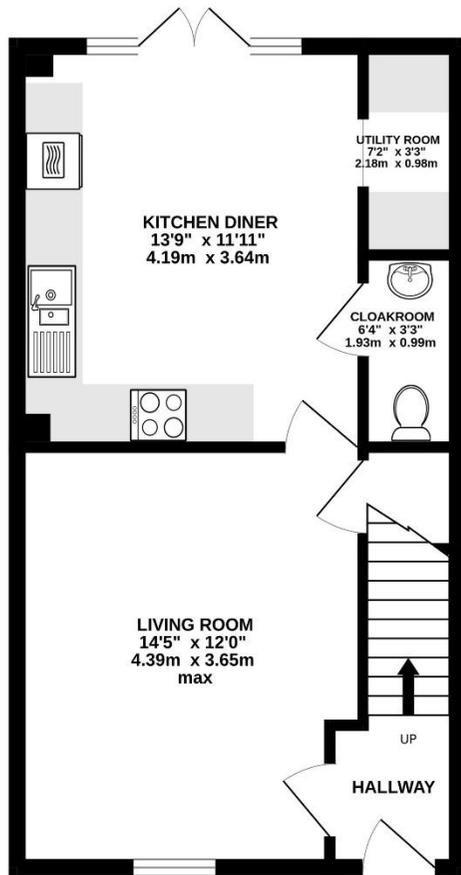
Garden & Parking Doors open out to the enclosed rear garden which is mainly laid to lawn with the advantage of a terrace leading out from the kitchen diner. An area of decking to the rear provides an ideal space for outdoor seating and dining. There is also a garden shed, and a gate allowing access to the side. At the front of the property there are two allocated parking spaces.

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

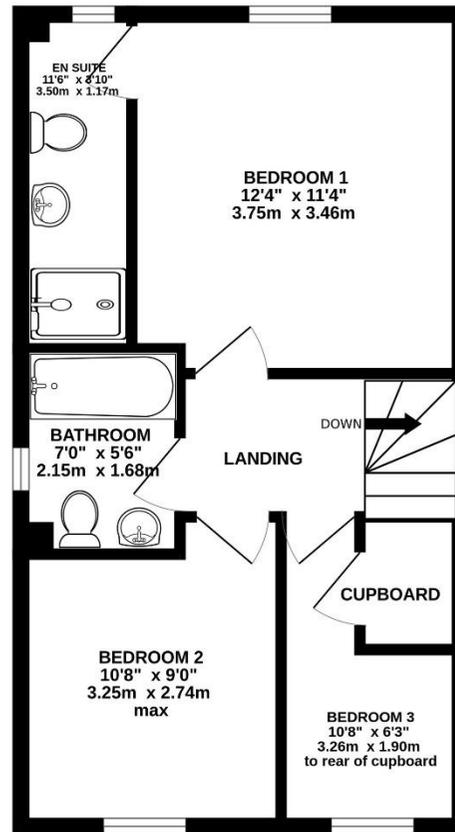
- *3 Bedrooms*
- *Off-Street Parking*
- *Enclosed Garden*
- *Beautifully Presented*
- *Semi-Detached House*
- *Close to Topsham*



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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

Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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