



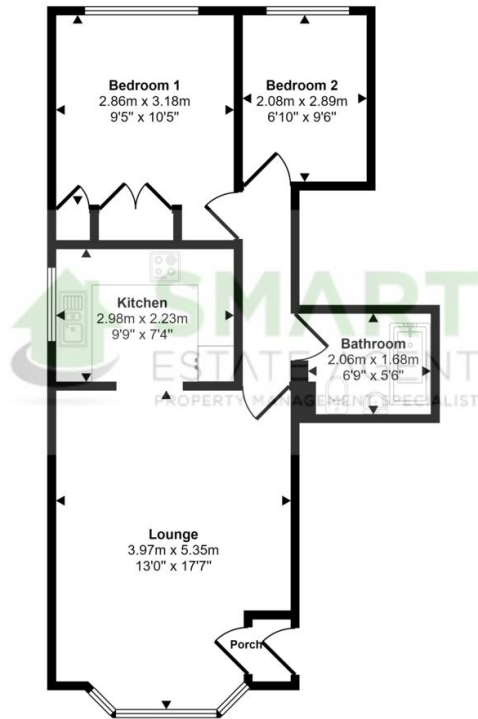
TOPSHAM ROAD, EXETER  
OFFERS IN REGION OF £200,000







Approx Gross Internal Area  
52 sq m / 564 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Topsham Road, Exeter

A superb ground floor residence, with off road parking. Finished to an excellent standard, this apartment benefits from a spacious living/dining room, fully integrated kitchen, two double bedrooms, modern bathroom and access to the front garden & parking space. The property has many transport links into the City Centre and good schools. Close by is also Ludwell Valley Park and easy access routes to Exeter Quayside.

- **Two Double Bedrooms**
- **Ground Floor**
- **Large Bay Front Window**
- **Private Parking Space**
- **Modern Throughout**
- **Easy Access To City Centre / RD&E**

**ENTRANCE HALL** Entrance into property, with internal door.

**LIVING/ DINING ROOM** Double glazed front aspect window, telephone and TV points.

**KITCHEN** Double glazed side aspect window, wall and base units, work surfaces, stainless steel sink/drain, electric oven, gas hob, built in fridge freezer, dish washer and washing machine.

**BEDROOM ONE** Double glazed rear aspect window, fitted wardrobe, TV point, wall mounted radiator.

**BEDROOM TWO** Double glazed rear aspect window, TV point, wall mounted radiator.

**BATHROOM** Modern bathroom suite comprising bath with shower over, low level toilet and wash hand basin; built in drawer, wall mounted radiator.

**OUTSIDE** Private parking space allocated to apartment. Front communal garden area accessible to all.

**LEASE DETAILS** Lease : 955 years remaining (999 years from 29th September 1979)  
Charges: Ground charges is £500 annually which can be paid in two instalments.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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