





FULL DESCRIPTION

A fantastic opportunity to acquire this beautifully presented, recently renovated, 4 bedroom home located in the sought-after area of Topsham Road. The property is gas central heated and has uPVC double glazed windows throughout.

Well regarded primary & secondary schools are within easy access of the property, as are multiple walks and cycle paths. The property is conveniently located close to a bus route, train line and is well situated for access to major road links including the M5 and A30.

The entrance hall is particularly spacious and has a large cupboard to hang coats and store shoes. There is access to all ground floor rooms and stairs leading to the first floor.

The recently modern fitted kitchen/diner/living space is the hub of the house. It has plenty of storage for kitchen essentials. The kitchen has an integrated fridge/freezer, double oven, hob & dishwasher. There is more than enough space for a large family dining table with sliding patio doors leading to the garden.

There is a separate utility room with plumbing for a washing machine, space for a tumble dryer, additional storage and work surface space. There is also a downstairs WC.



On this floor is bedroom three and four, bedroom three being a double size and has an ensuite.

On the first floor of the property, there is a large living room which has a window overlooking the front of the home.

We have bedrooms one and two, both are double rooms and very light and airy thanks to the large windows. Bedroom 1 has an ensuite with a freestanding bath.

The family bathroom is also located on this floor and consists of a WC, hand wash basin and shower.

The property comes with fantastic outdoor space. The rear garden is fully enclosed and has mature shrubs, flower beds and bushes. There is a large grass area perfect for children or pets to play on and rear access. The garden also has two seating areas perfect for the summer months.

The front of the house has a great sized driveway which can easily accommodate 2 cars. There is also a storage area which is a very handy space.

- Four Bedrooms
- Convenient Location
- Modern Features Throughout
- Good Size Garden
- Spacious Dining Room Opening onto Modern Kitchen
- Good Sized Open Plan 1st Floor Living Room
- Gas Central Heating & Double Glazing
- Off-street Parking and Car-port
- New Kitchen
- Ground Floor Ensuite Room







GROUND FLOOR

ENTRANCE HALL Leading to the rooms on the ground floor and giving access to the stairs. Large downstairs cloakroom located here.

BEDROOM 3 Double bedroom with large window to front of property, with an ensuite.

ENSUITE Consisting of a WC, hand wash basin and shower.

BEDROOM 4 Single bedroom with large window.

KITCHEN/DINER Fully fitted kitchen with ample space for appliances and lots of storage. The kitchen has an integrated fridge/freezer.

UTILITY ROOM Large utility room with plumbing for a washing machine and space for a tumble dryer. There is additional work surface space and storage in this room and a door to the rear garden.

CLOAKROOM Consisting of a WC and hand wash basin.

FIRST FLOOR

LIVING ROOM Great sized room with large window overlooking the front of the home.

BEDROOM 1 Large double bedroom with window, extra storage space and access to the ensuite.

ENSUITE Consisting of a WC, hand wash basin and freestanding bath.

BEDROOM 2 Another good sized double bedroom with large window and extra storage space.

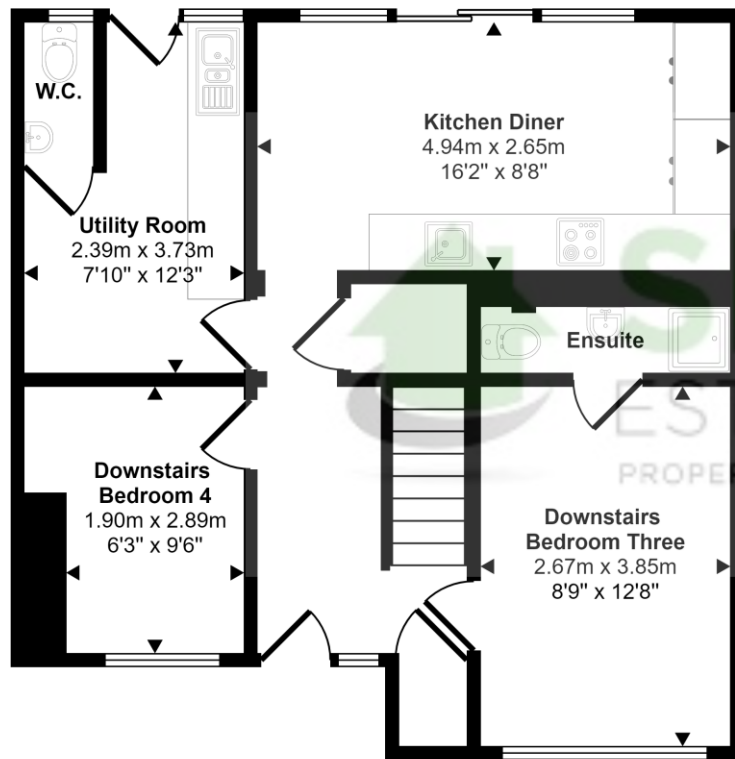
FAMILY BATHROOM Consisting of a WC, hand wash basin and shower.

OUTDOOR SPACE

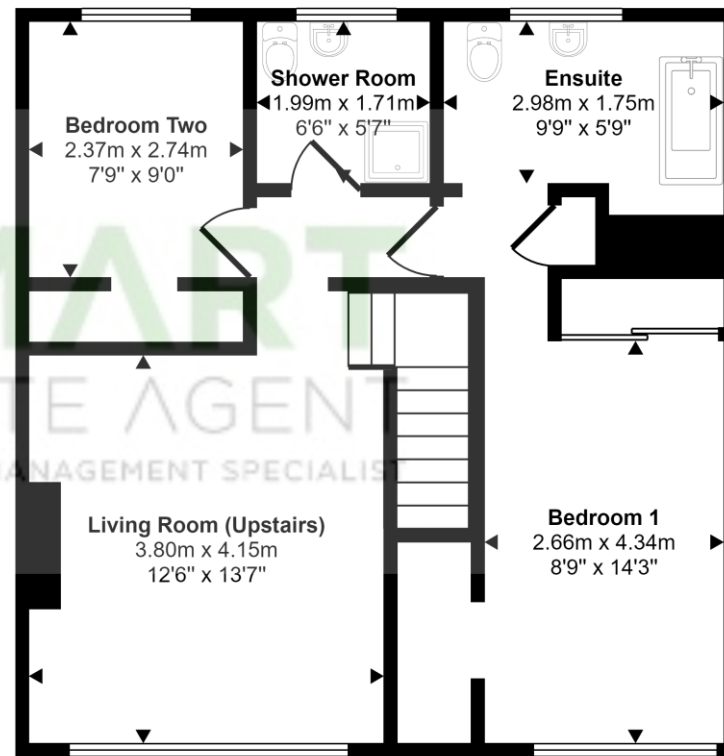
REAR GARDEN Large patio and slabbed patio area and additional space for shed and storage.

FRONT Driveway with parking for 2 cars and extra storage space.

Approx Gross Internal Area
114 sq m / 1222 sq ft



Ground Floor
Approx 55 sq m / 589 sq ft



First Floor
Approx 59 sq m / 634 sq ft

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.