





SITUATION On the banks of the River Exe Estuary, Topsham is an historic town located to the south of the university and cathedral city of Exeter. The town, listed in the Domesday Book, served as a bustling estuary port for several centuries and gained renown for its shipbuilding activities from the mid-18th to the 19th centuries. Topsham boasts attractive period houses and cottages, including the elegant 17th-century Dutch-style merchant houses along The Strand. The town features an eclectic mix of specialist shops, pubs, and restaurants, as well as a school, museum, bowling alley, and sailing club. Dart's Farm, offering lifestyle shopping and local produce, and the Bowling Green Marsh RSPB Reserve, home to diverse water-birds, are located on the outskirts of the town. A passenger ferry connects Topsham to the idyllic waterside pubs, the Turf and Double Locks, while Exeter is just a short drive or train journey away, providing comprehensive shopping, cultural, and sporting facilities.



The property enjoys convenient access to major transport links, with J31 of the M5 just a few miles away. Bus services connect Topsham to both Exeter and Exmouth, and the town benefits from a railway station providing connections to Exeter and Exmouth, including routes to London Paddington and Waterloo.

DESCRIPTION This exclusive apartment at The Chase in Topsham offers a captivating blend of historical charm and modern luxury. Built in 2018 as part of the 'Future Collection' by renowned local developers, Heritage, the property showcases high-quality finishes and cutting-edge eco-friendly features. With a spacious open-plan design, the apartment boasts a contemporary kitchen, elegant sitting and dining areas, and access to a beautifully landscaped garden. Tiled floors, walnut doors, and the latest eco credentials, including triple glazing and solar panels, enhance the appeal. The two double bedrooms feature stylish ensuite facilities, and the property includes allocated parking in a communal area. Its prime location in the historic town, proximity to transport links, and picturesque surroundings make this apartment a desirable and comfortable residence.

ACCOMMODATION The Chase, an exclusive development on the northern edge of Topsham, was built in 2018 by the well-renowned local developers, Heritage, as part of their 'Future Collection.' No 26, within this development, is adorned with high-quality finishes and incorporates the latest eco-friendly features, including a mechanical ventilation and heat recovery system, triple glazing, photovoltaic solar panels, and underfloor heating. Tiled floors and walnut doors are found throughout the property.



A path from the parking area leads to the private entrance door, opening into a spacious and light open-plan sitting room, dining room, and kitchen. This area enjoys a dual aspect, with French doors opening out onto the enclosed garden. The kitchen is equipped with a range of fitted base and wall cupboards, Quartz Form worktops, and built-in appliances. The sitting room leads to an internal hallway providing access to the bedrooms and family bathroom.





The contemporary family bathroom is fitted to a high standard, featuring a freestanding bath, walk-in shower, wash basin, WC, and heated towel rail. The hallway also leads to the two double bedrooms, with the principal suite offering built-in wardrobes and a modern en suite shower room. Externally, the partly stone-paved rear garden provides outdoor dining and sitting areas, adorned with climbing wisteria, roses, and ornamental shrubs. The garden offers access to the road at the rear through a pedestrian gate. A small lawned area and pathway in the front lead to the communal parking area, where two allocated spaces are provided, along with visitor parking.

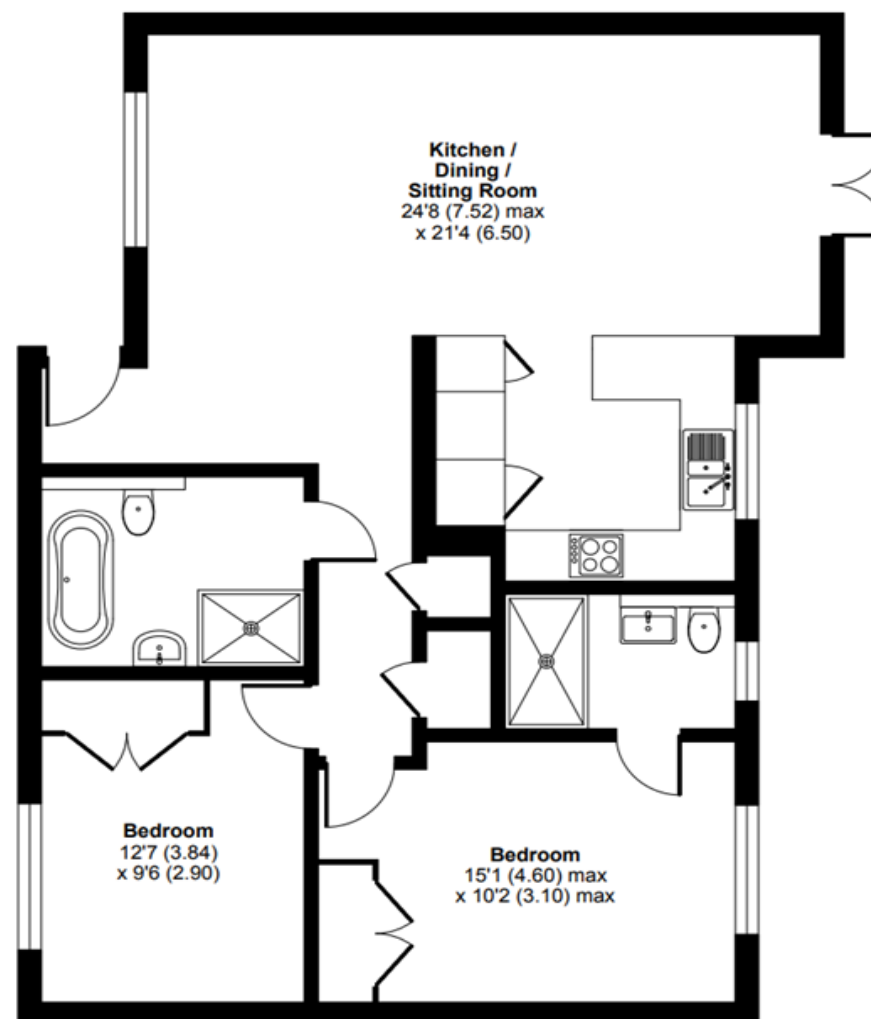
SERVICES All mains services are connected, Mains Gas, Water, Electric and Drainage.

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

The Chase, Topsham, Exeter

Approximate Area = 933 sq ft / 86.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihocom 2023. Produced for Jackson-Stops. REF: 1005154

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