

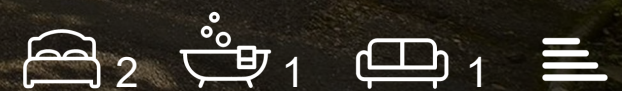


FRANCIS LOUIS  
Residential



Topsham Road, Exeter, EX2 6AA

Offers Over £275,000





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# Topsham Road

Exeter, EX2 6AA

- Garage
- Garden
- Ground Floor
- Recently Renovated
- Parking

This impressive 2-bedroom ground floor garden apartment has been meticulously renovated to the highest standard, including a new kitchen, bathroom and Vaillant boiler. This provides heating to the property with period style cast iron radiators. The grade 2 listed Georgian property has many character features including high ceilings, decorative, ceiling roses and large sash windows with original internal shutters.



### 1. Spacious Open-Plan Kitchen and Lounge:

The heart of this home is the brand-new open-plan kitchen and lounge area. This stylish space is perfect for both entertaining and daily living. The modern kitchen boasts top-of-the-line appliances, sleek cabinetry, and ample countertop space for all your culinary adventures. The lounge area provides a cosy atmosphere for relaxation, with plenty of natural light streaming in through large windows.

### 2. Two Double Bedrooms:

This apartment offers two double sized bedrooms, each designed for maximum comfort and privacy. The master bedroom features a large window that allows you to wake up to the soothing view of your garden.

### 3. Brand New Bathroom:

Step into the modern and elegant double height bathroom, which has been completely renovated to provide you with a spa-like experience. Top of the range Mira rainwater shower and Velux roof light.





#### 4. Private Garage and Parking:

Say goodbye to the hassles of street parking. This apartment comes with a private garage, providing secure storage for your vehicle and additional space for your outdoor gear.

#### 5. Enclosed Landscaped Garden:

Your own private oasis awaits! The beautifully landscaped garden is the perfect spot for outdoor gatherings, gardening, or simply enjoying a cup of coffee in the morning sun. The garden is fully enclosed, offering privacy and security for pets and children.

#### 6. Basement

A private basement area for additional storage.

#### 7. Prime Location:

Situated on the ground floor, this apartment offers easy accessibility, making it an ideal choice for individuals of all ages.

The neighbourhood is known for its tranquillity and proximity to essential amenities, schools, parks, and public transportation.

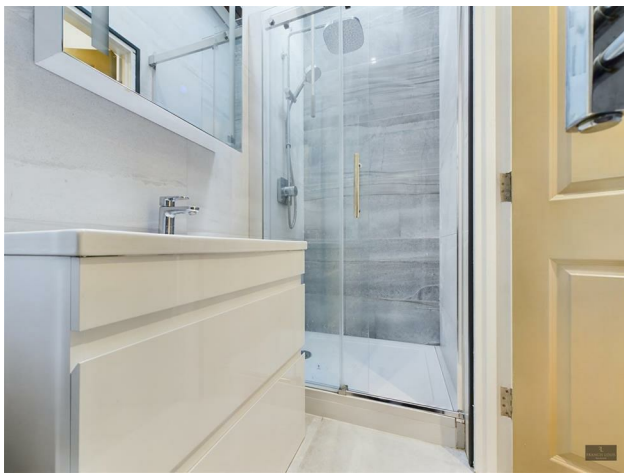
#### 8. Agents Notes.

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#### Lease Details

Tenure - 999 year lease from 1970. Low maintenance costs based on 25% external maintenance on an ad-hoc basis. A £1 per annum ground rent, council tax band A.

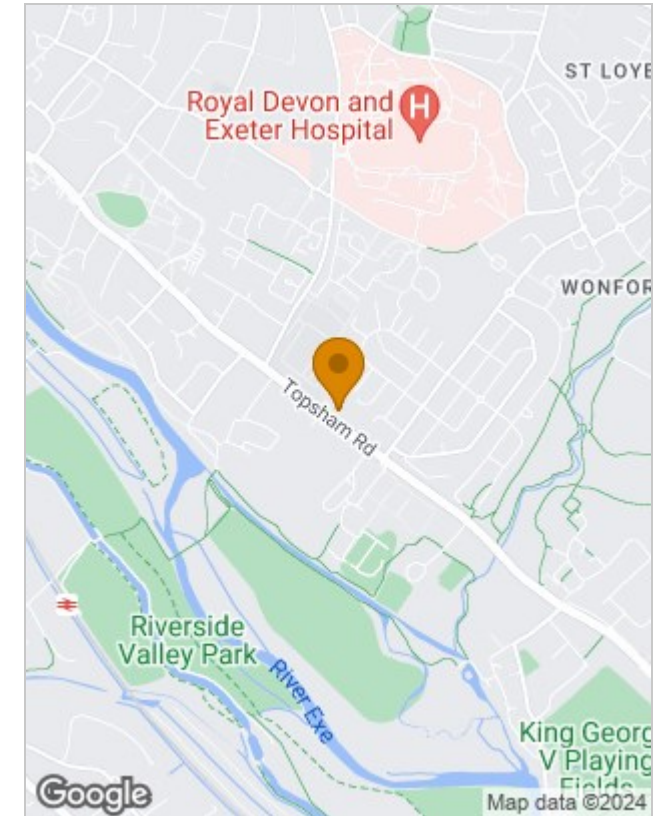




## Floor Plans



## Location Map



## Energy Performance Graph

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

## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.