



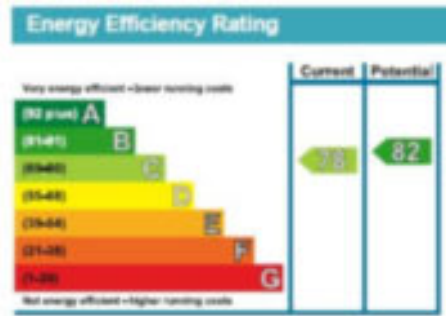
Located within a quiet cul de sac, just a short walk from Topsham town centre, this property is in need of some up-dating but benefits from 1 spacious double bedroom, reception room, family bathroom and kitchen. Double glazing, gas central heating, solar panels, allocated parking space and no on-going chain.

Nurseries Close  
Topsham £167,000

East of **EXE**

# Nurseries Close Topsham £167,000

1 Double Bedroom | South West Facing Kitchen | South West Facing Reception Room | Family Bathroom | Built in Storage Throughout | Double Glazing and Gas Central Heating | Solar Panels | In Need Of Some Up-dating | Parking for 1 Car | No Onward Chain



## Entrance Porch

Frosted double glazed door into porch with storage cupboard housing meters and glazed wooden door into:-

## Reception Room 3.1m x 3.5m

South west facing, double glazed window to front, radiator, pendant lighting, stairs to 1st floor landing and internal door into:-

## Kitchen 1.5m x 4.7m

South west facing, double glazed window to front. Range of wall and base units with wood effect worktops, tiled splash backs and inset stainless steel sink and drainer. Space and plumbing for fridge/freezer, washing machine and stand alone cooker, radiator, two pendant lights, wall hung combination boiler and spacious under stairs storage cupboard.

## Landing

With storage cupboard, radiator, pendant lighting, loft hatch and doors to:-

## Bedroom 4.7m x 2.9m

South west facing room with two double glazed windows to the front of the property, radiator, built in storage cupboards and two pendant lights.

## Family Bathroom 1.5m x 2.6m

Bathroom suit comprising of a close coupled WC, pedestal wash basin with mirrored surround, bath with tiled splash backs, radiator extractor fan and pendant lighting.

## Parking

Allocated parking for 1 car.



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East of **EXE**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.