



East of 
ESTATE AGENTS

Follett Road
Topsham £350,000

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Nestled in a highly sought-after location in the heart of Topsham, this mid-terraced Grade 2 character cottage offers the perfect blend of period charm and modern convenience. Just a short stroll from the river and a range of excellent local amenities, this beautifully presented home is ideal for those downsizing, investment or first-time buyers. The property features two well-proportioned bedrooms, a stylish modern kitchen, and a cosy living space enhanced by exposed beams. Accessed from the kitchen is a small Outside space with useful side access to the front.

Terraced Grade 2 Listed Cottage | Two Bedrooms |
Plenty Of Character | Large Sitting/Dining Room |
Kitchen | Family Bathroom | Rear Courtyard | Side
Access | Sought After Location |

APPROACH

Part glazed front door to living/dining room.

LIVING/DINING ROOM

A welcoming, characterful room with a front-facing window set into a deep sill, with inset storage. Exposed ceiling timbers add charm and warmth, complimented by soft wall lighting. The stripped wooden floor brings a rustic feel, while the beautiful feature fireplace with its wood-burning stove set on a granite hearth creates a cosy heart to the room. A handy corner cupboard provides storage, and glass-panelled doors lead through to the kitchen and stairway, enhancing the cottage character.

KITCHEN

A bright and inviting kitchen designed with both charm and practicality in mind. Fitted with a good range of Shaker-style units in a soft cream finish, the space is complemented by sleek granite work surfaces and a solid wood breakfast bar that adds warmth and rustic character. Integrated appliances include a Bosch combi oven/microwave, with further provision for a gas hob, electric oven, under-counter fridge, and washing machine. Natural light pours in through the large Velux ceiling



window and glazed French doors, which open directly onto the garden and create an airy, cottage-style feel. The wood flooring completes the space with a touch of country elegance.

FIRST FLOOR LANDING

A charming landing area beautifully blends character and practicality, showcasing exposed wooden floorboards and rustic original doors that add warmth and period appeal. A window to the rear allows natural light to flood the stairwell, complimented by a window seat creating a welcoming and homely touch. The landing provides access to the bedrooms and shower room.

BEDROOM 1

This characterful double bedroom exudes charm with its exposed timber beams, vaulted ceiling and warm wooden flooring. A feature window with deep recess brings natural light, creating a bright and inviting atmosphere. The room is well-proportioned, comfortably accommodating a double bed alongside additional furnishings, while maintaining a cosy and homely feel.

BEDROOM 2

This elegant double bedroom combines period character with a calm, neutral decor. A feature fireplace provides a charming focal point. The room is filled with natural light from the front window. Warm wooden flooring and tasteful finishing touches complete this inviting space.

SHOWER ROOM

A modern shower room with a modern white suite comprising; a low level w.c., pedestal hand wash basin and glass sliding doors lead to a tiled corner shower enclosure with a mixer shower. The walls and floor are fully tiled. There is a window to the rear with a deep sill and obscure glass, and a modern chrome ladder style radiator.

OUTSIDE SPACE

The French doors from the kitchen lead out to a small cobbled courtyard area with a fitted timber storage shed and covered path with gate leading to front access. Please note this space provides access for neighbouring properties to take bins out to the front.



AGENTS NOTES:

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: Non Domestic Rates Bill 25/26

Council: Exeter City Council

Parking: Permit On Street Parking

Garden: Rear cobbled outside space with access over for neighbours.

Electricity: Mains

Gas: Mains

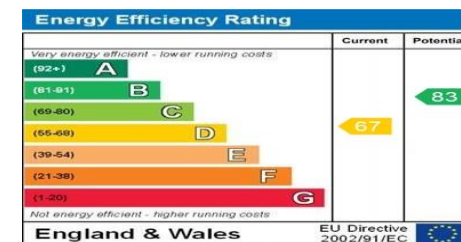
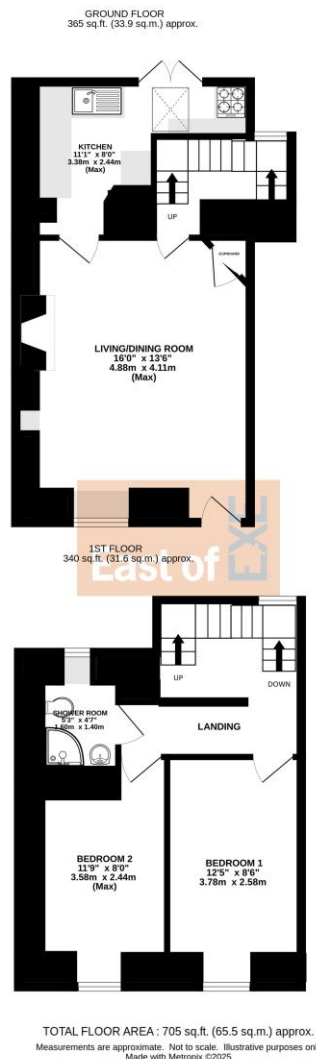
Heating: To Be Confirmed

Water supply: Mains

Sewerage: Mains

Broadband: Full Fibre Broadband with up to 1600mps download and 115mps upload

Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone



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