



Rydon House, 20c High Street, Topsham
Exeter, EX3 0EA



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Guide £895,000

Freehold

A stunning and individual home in the heart of Topsham with the rare local advantage of off-road parking spaces. The property has been subject to a thorough programme of renovation works and now offers nearly 2000 square feet (185 square meters) of very comfortable accommodation. We feel this is a particularly rare opportunity and early viewing is recommended.

DESCRIPTION

Rydon House is a thoroughly refurbished property in the very heart of Topsham. It now represents a fine and comfortable home with accommodation arranged over three floors. This features a stunning semi open plan kitchen/dining room which forms the heart of the house.



The impressive kitchen has Shaker style units and features a range oven, large American style fridge/freezer, quartz work surfaces and a central island. There is also a utility room off the kitchen with all expected appliances and a double wine fridge. The good size dining room is partially open to a similarly good-sized lounge.

The ground floor also offers a bathroom and further cloakroom. Upstairs, there are three bedrooms on the first floor and a shower room. The second floor offers a long bedroom into the attic space with an en suite shower room.

Externally, the property owns the drive to the front which offers parking for two cars. A fence and double gates provide access to a large high walled courtyard which has been laid to sandstone pavers, part of which may offer further parking as required. This area offers a good degree of privacy and receives plenty of sun.

SITUATION

The property sits in the heart of the highly regarded Exe estuary town of Topsham. There are good local amenities with a number of independent shops, restaurants, public houses, a well-regarded primary school, open-air swimming pool, rugby and cricket clubs and a sailing club. The area also offers level cycling routes and the Exeter Golf & Country Club is approximately two miles away.

Topsham has frequent bus and train services to Exeter City centre and all it offers (4 miles) and also to Exmouth (6 miles). There is also good access to the M5 motorway and A30.

Services

All mains services are available.

Tenure

Freehold.



Viewing

Strictly by prior appointment with the sole agents.

Energy Rating

C (78 - 85).

Property Reference

10665.



