

Artillery Avenue, Topsham, Exeter, Devon, EX3 0FS.

STUNNING, HIGH SPECIFICATION home in one of Topsham's newest addresses. GREAT LIVING SPACE with LARGE STYLISH OPEN-PLAN KITCHEN/DINING ROOM sunny aspect garden GARAGE and PRIVATE DRIVE.



Rent £2,200 per calendar month

Deposit £2,538

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 455920

AVAILABLE: October 2025

EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

Holding Deposit (equivalent to one weeks' rent) £507

Payable at Application Approval and offset against first month's rent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

OVERVIEW

- Available October
- Four Bed House
- Topsham Location
- Superb Specification
- Beautiful Rear Garden
- Garage & Ample Parking
- Sought-After Address
- Council Tax Band-D
- EPC-B

DESCRIPTION

A stunning four-bedroom home situated in the brand new, exclusive Apsham Grange development in Topsham, located a short distance to the famous Topsham Estuary, M5 and links to Exeter City Centre.

You are welcomed by a lovely sized hallway with plenty of storage, through to a 'Symphony' Kitchen with integrated appliances and space for dining area. Doors leading to a sunny private rear garden. Also, downstairs is a cosy living room to relax in the evenings and a downstairs WC.

Upstairs you will find three double bedrooms, master with en suite and fitted wardrobe, further single bedroom, great for a home office, and a smart family bathroom. To the front there is a driveway for 2-3 cars and a single garage.

ACCOMODATION COMPRISES Front door to entrance hall.

ENTRANCE HALL Spacious entrance hall with cupboard housing fuse board and under stairs storage. Doors to -

KITCHEN / DINING ROOM 18'10" x 9'10" (5.74m x 3m)

Symphony kitchen with integrated appliances, double glazed window to rear aspect and doors to rear garden.

LIVING ROOM 18'10" x 9'10" (5.74m x 3m)

Double glazed window to front aspect, radiator and TV aerial.

WC WC, wash hand basin.

FIRST FLOOR LANDING Built in cupboard, doors to **BEDROOM ONE** 11'3" x 10'4" (3.43m x 3.15m)

Double Bedroom with double glazed window to rear aspect, radiator and door to en suite.



EN SUITE Shower cubical, low-level WC and wash hand basin.

BEDROOM TWO 10'8" x 9'4" (3.25m x 2.84m)
Double bedroom with radiator and double-glazed window to front aspect. Built in storage cupboard.



BEDROOM THREE 7'4" x 10'8" (2.24m x 3.25m)
Double bedroom with radiator and double-glazed window to front aspect.

BEDROOM FOUR 7'11" x 8'4" (2.41m x 2.54m)
Large single bedroom with radiator and double-glazed window to rear aspect.



OUTSIDE Enclosed private rear lawned garden with side access to driveway and single garage.

SERVICES BROADBAND-Potential to connect to Openreach and OFNL in the area.

SERVICES- Gas mains, water mains and electric mains

PARKING- On the driveway

COUNCIL TAX-D

TENANCY INFORMATION The property will be available for rent from October 2025, with an initial 12-month tenancy agreement at £2,200 per calendar month (excluding bills). To secure your application for this desirable property, a holding deposit of £507 is required. Once you pass the referencing process and sign the tenancy agreement, we shall apply the holding deposit toward your first month's rent. Prior to moving in, a deposit of £2,538 and the first month's rent must be paid. All tenants and guarantors are subject to satisfactory referencing and credit checks before the tenancy can commence.

Please remember that descriptions and measurements are intended for guidance only they do not constitute part of any contract.

