


# Savoy Street

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A beautifully presented three-storey townhouse built by Bloor Homes, offered with no onward chain and situated in the sought-after Seabrook Orchard development. Offering versatile accommodation, a superb open-plan entertaining space, principal suite, landscaped garden and garage, this is an ideal modern home in a desirable Topsham location.

Three-storey Townhouse | Three Bedroom | Open-plan Kitchen/dining Room | Sitting Room | Spacious Principal Bedroom | Landscaped Garden | Garage | Off Road Parking |

### DESCRIPTION

A beautifully presented three-storey townhouse, built by Bloor Homes and offered to the market with no onward chain, providing well-proportioned accommodation arranged over three floors. The property is complemented by a landscaped garden and offers excellent versatility for modern family living.

Upon entering, you are welcomed into a spacious entrance hall which leads through to the generous sitting room positioned at the front of the property. To the rear is the bright and inviting kitchen/diner, enjoying a pleasant outlook over the landscaped garden. Bi-fold doors separate the sitting room and kitchen/diner, allowing the two spaces to be opened up to create an impressive open-plan living and entertaining area when desired. Completing the ground floor is a convenient downstairs WC.

The first floor provides two bedrooms, with Bedroom 2 offering a spacious and light-filled retreat, while Bedroom 3 provides the flexibility to be used as either a bedroom or a home office, depending on your needs. Completing this floor is a well-appointed family bathroom.

The entire second floor is dedicated to the principal bedroom, creating a private and spacious retreat. The room benefits from built-in wardrobes and a modern en-suite shower room.

Outside, the property enjoys a beautifully landscaped, low-maintenance garden, thoughtfully designed with a variety of planted areas, raised beds and a generous decking area, providing an ideal space for outdoor dining and entertaining.







The garden also provides access through to the garage, adding valuable practicality and storage.

Overall, this attractive home combines versatile accommodation, excellent entertaining space and a delightful landscaped garden, all within the sought-after setting of Topsham.

## LOCATION

Situated just off Topsham Road within the sought-after Sea Brook Orchard development, this property benefits from an excellent location with superb transport links. Topsham town centre is within easy walking distance, offering a variety of independent shops, cafés and restaurants, while Exeter city centre is just a short drive away.

Nearby, Darts Farm provides a fantastic selection of local produce, boutique shops and places to eat, while the Exeter Golf and Country Club is also within easy reach. For those who enjoy the outdoors, there are a number of scenic walking routes nearby, including picturesque paths leading towards the Exe Estuary.

The property is also ideally positioned for access to the wider road network, with convenient links to major routes and the motorway, making travel throughout Exeter and beyond particularly easy.

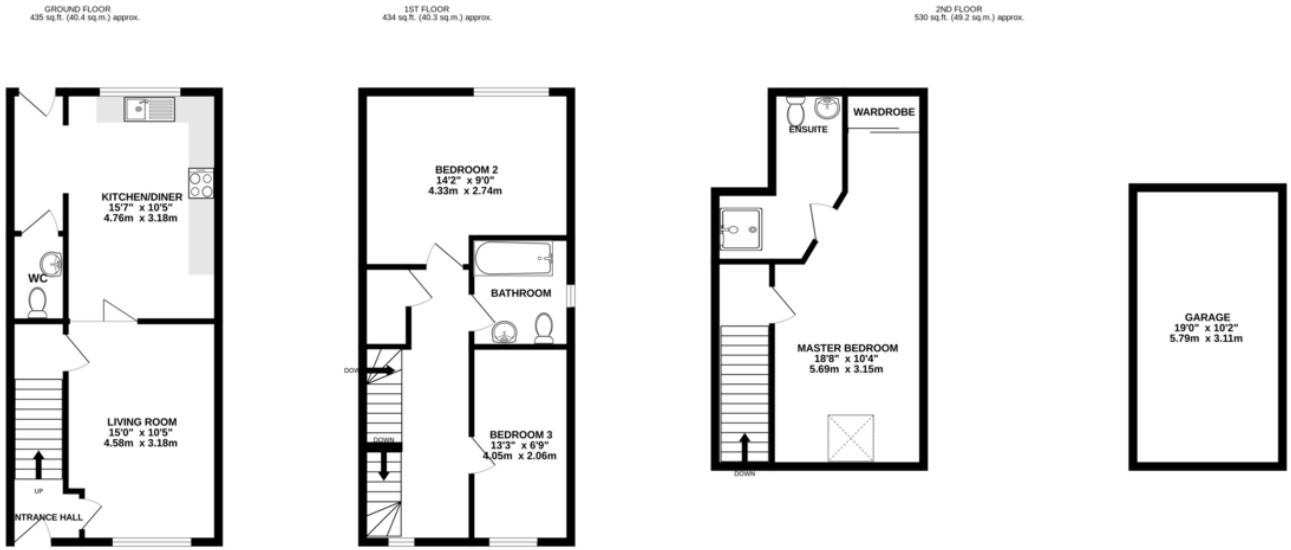
## AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -
Tenure: Freehold
Council Tax Band: D
Council: Exeter City Council
Parking: Off Road Parking
Garden: Rear Enclosed Garden
Electricity: Mains
Gas: Mains
Heating: Gas Central Heating
Water supply: Mains
Sewerage: Public
Broadband: Full Fibre Broadband Available With Upto 1600mbps download and 115 mbps upload
Mobile Signal: Several networks currently showing as available at the property including EE and O2










TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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rightmove
Zoopla.co.uk

**EXETER OFFICE**
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

**EAST DEVON OFFICE**
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

**WEST OF EXE OFFICE**
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

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