



4 Engineers Road
TOPSHAM

WG Wilkinson
Grant & Co



4 Engineers Road

Topsham

DEVON

Immaculately presented and finished to an exceptional standard, this impressive family home offers almost 2,000 sq ft of accommodation, a stunning contemporary kitchen, private driveway, and detached double garage. Enjoying attractive views over neighbouring countryside, it provides superb space for modern family living.



1958 sqft



5 Bedrooms



Level Rear
Garden & Patio



3 Bathrooms



Well-Connected
Location



Driveway &
Double Garage





THE PROPERTY

An impressive and substantial five bedroom detached family home offering almost 2,000 sqft of beautifully proportioned accommodation arranged over three floors, together with a detached double garage and private driveway parking. Extensively improved and upgraded beyond the developer's original standard specification, the property has been thoughtfully enhanced with a host of high quality finishes and additions throughout.

The ground floor provides an excellent balance of living and entertaining space, with herringbone Amtico flooring flowing through the hallway and into the principal living areas. The generous living room enjoys plenty of natural light and has been further enhanced by a stylish media wall with integrated bio-ethanol burner, creating an attractive focal point. Double doors open into the separate dining room, creating a sociable layout while retaining the option to close the rooms off when required.

The well proportioned kitchen/breakfast room has been upgraded with quartz work surfaces and a range of fitted appliances, while both the kitchen and dining room open directly onto the garden, making the house particularly well suited to family life and entertaining.

A separate study provides an ideal space for working from home, while the adjoining utility room, ground-floor cloakroom and useful storage add to the practicality of the home. Made-to-measure window shutters have also been added, contributing to the smart and considered finish throughout.



On the first floor, the principal bedroom is a real highlight, with its own generous dressing area, fitted wardrobes and ensuite bathroom. Two further well-proportioned bedrooms and the family bathroom complete this floor.

The second floor provides two additional bedrooms and a separate shower room, creating an exceptionally versatile space for older children, guests or those looking for additional home-working or hobby space.

The bathrooms and shower room have also benefited from upgraded tiling and chrome heated towel rails, adding to the enhanced specification found throughout the property.

Outside, the property benefits from a private driveway with parking for two cars and a detached double garage, providing excellent parking and storage. The level rear garden features a patio area and direct access to the garage, creating an ideal space for outdoor entertaining and everyday use.

A spacious and highly versatile home that combines an excellent family-friendly layout with a specification considerably enhanced from the original new-build finish. With five bedrooms, extensive living space, a double garage and numerous carefully chosen upgrades, the property also benefits from the added reassurance of approximately nine years remaining on its original 10-year NHBC warranty.



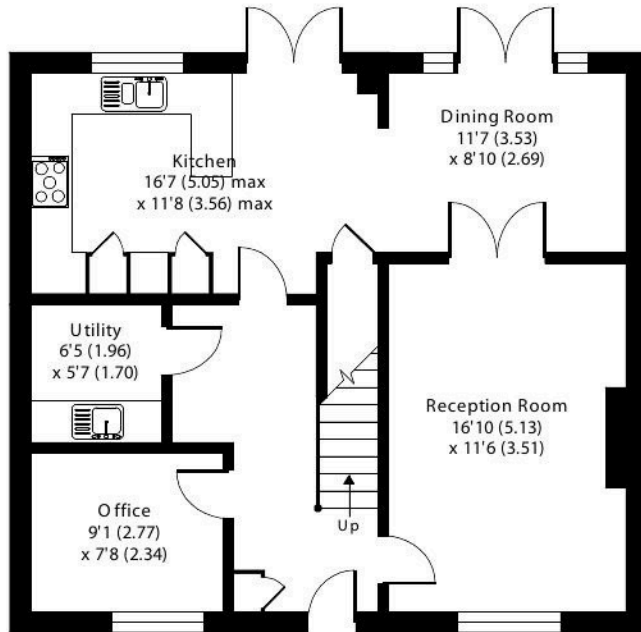


THE LOCAL AREA

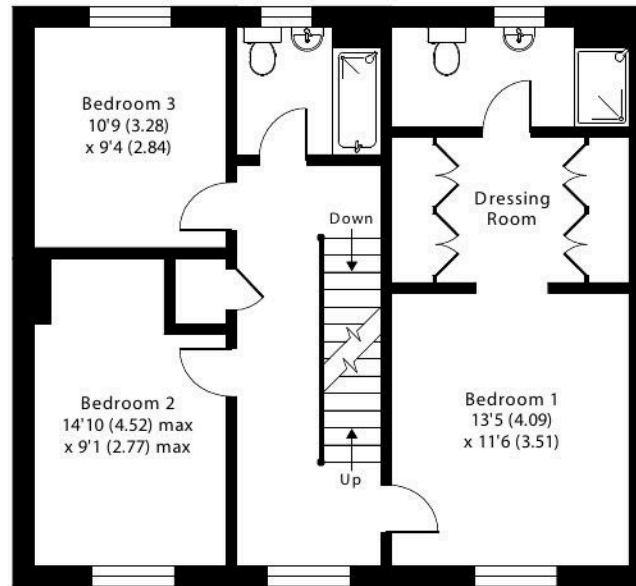
Situated on the northern edge of Topsham, Engineers Road forms part of a modern residential development that enjoys excellent access to both the town centre and Exeter. The location is particularly convenient for commuters, with easy connections to the M5, Exeter city centre, Exeter Business Park and Exeter Airport, while still being within reach of Topsham's renowned estuary setting and historic charm.

Topsham itself is one of Devon's most sought-after estuary towns, celebrated for its maritime heritage, attractive architecture and thriving community. The town offers an excellent range of independent shops, cafés, restaurants and pubs, together with a sailing club, bowling club, primary school and regular rail services to Exeter and Exmouth.

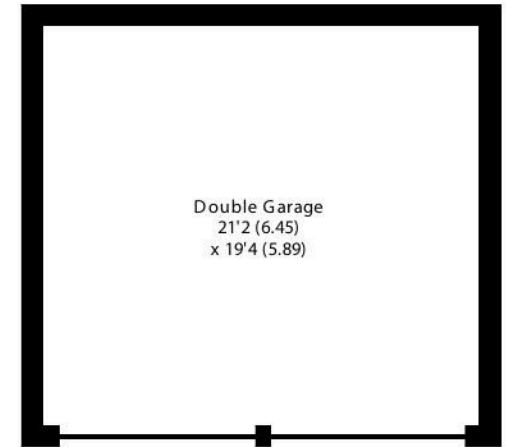
Recorded in the Domesday Book as 'Topesham', Topsham flourished as a prosperous estuary port and later became internationally renowned for shipbuilding during the 18th and 19th centuries. Today, its historic quayside, waterside walks and strong sense of community continue to make it one of the region's most desirable places to live.



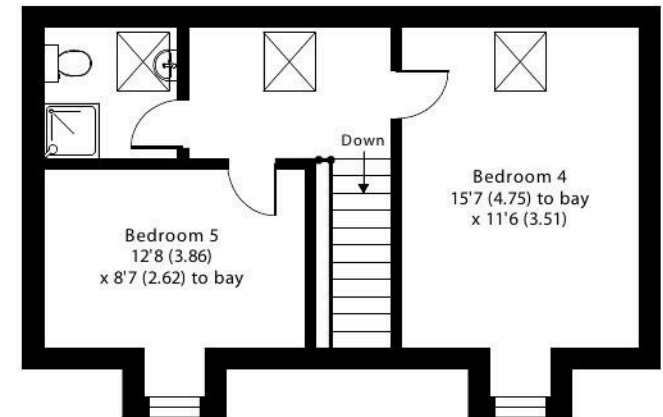
Ground Floor
abt 749 SQFT / 69.6 SQM



First Floor
abt 749 SQFT / 69.6 SQM



Garage
abt 409 SQFT / 38 SQM



Second Floor
abt 460 SQFT / 42.7 SQM

4 Engineers Road, Topsham

EX3 0FZ

VIDEO TOUR AVAILABLE

Speak to the Agent
or Book a Viewing



DIRECTIONS:

From our Topsham office, proceed along Fore Street and continue onto Elm Grove Road. At the roundabout, take the second exit onto Exeter Road and continue to the next roundabout. Take the first exit into Clyst Road and then turn left into Dart Avenue. Follow Dart Avenue and take the turning into Engineers Road, where the property will be found a short distance along on the left-hand side.

Postcode for Sat Nav: EX3 0FZ

What3Words: ///forget.almost.moon



Mains gas (serving the central heating boiler and hot water).



Mains Drainage



Electrics is Mains supplied



Broadband currently in contract with BT.
Ultrafast Speed: 1000mbps



Water is Mains supplied



Several Mobile Networks currently show as available (02, 3, Vodafone, EE)
Landline not currently in contract.

ENERGY PERFORMANCE CERTIFICATE:

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Read the full report [here](#)

AGENTS NOTE:

The vendor advises although the property is freehold there is a Service Charge of £167 per annum for the upkeep of communal areas. This is paid to the managing agent Remus.

The vendor advises that Fortibus Fields are now being developed on. Fortibus Fields is an extension of the Apsham Grange, Topsham development. Taylor Wimpey are the current developers building on site. We recommend any prospective buyer to do their own research.

Electric vehicle charging point installed.



Freehold



Council Tax Band G



Detached House



Conservation Area N/A

WG

Our Services

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