



20 The Chase
TOPSHAM

WG Wilkinson
Grant & Co



20 The Chase

Topsham

DEVON

Modern family home, located in a quiet cul de sac with a leafy outlook and boasting an A EPC rating. Walking distance to Topsham, low maintenance, private garden, single garage and generous driveway.*



1104 Sq.Ft



3 Bedrooms



Well Maintained
Garden & Patio



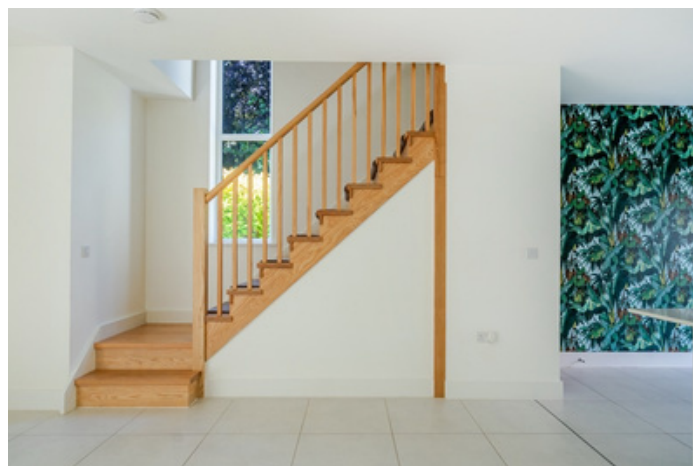
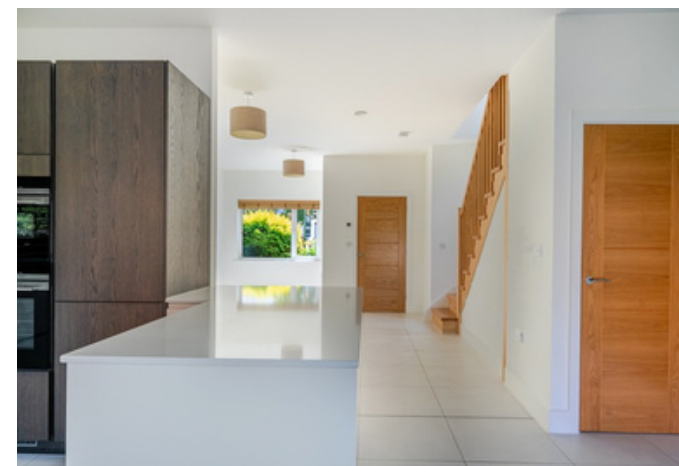
2 Bathrooms



No Onward
Chain



Driveway &
Garage





HOME HIGHLIGHT

Strolling into Topsham on a summer's evening!

THE PROPERTY

Set in a quiet corner of The Chase, this beautifully appointed home combines contemporary design, exceptional energy efficiency and a high quality finish, all within easy reach of Topsham, the Exe Estuary Trail and Topsham railway station. The location offers an excellent balance of green open spaces and everyday convenience, with local amenities, schools and transport connections all close at hand.

Porcelanosa wall and floor tiles feature throughout, complemented by zoned underfloor heating to the ground floor and triple glazed windows.

The free flowing, open plan living space provides a practical and functional layout. A 19ft sitting room leads to the heart of the home, a beautifully appointed German Pronorm kitchen and dining room, finished with granite work surfaces and a comprehensive range of integrated Siemens appliances.



The first floor provides three bedrooms, with the principal bedroom benefiting from fitted wardrobes and an ensuite shower room. The family bathroom is equally impressive, featuring high quality Grohe fittings and overhead shower to the bath.

Designed with energy efficiency at its core, the property benefits from a Zero Carbon rating and photovoltaic solar panels, helping to create an exceptionally efficient and economical home.

To the rear, the attractive westerly facing garden enjoys the afternoon and evening sun and is predominantly laid to lawn, with a patio seating area and established planters creating an inviting space for outdoor dining, entertaining and relaxation. Courtesy access leads directly to the garage.

A private driveway provides parking for several vehicles and leads to the garage, complete with an electrically operated remote door.





THE LOCAL AREA

Heritage Homes is a highly respected local developer, renowned for creating exceptional contemporary residences that combine refined design, outstanding craftsmanship, and the latest in low-energy, zero-carbon technology.

The Chase forms part of their award-winning development a short walk from Topsham centre and on the eastern edge of the Cathedral City of Exeter. Ideally situated close to Exeter Golf and Country Club and set within a peaceful and attractive environment.

Topsham remains an estuary town of nationwide renown, reflected in its characterful period cottages and houses, perfectly blended with a range of more modern homes. Its excellent amenities range from a splendid individual-styled parade of shops, to churches, restaurants, several pubs, a school, as well as a bowling and sailing club. Retreat Road is ideally placed for easy access to the primary school, playpark and recreation ground. There is also a frequent bus service and a train link between Exmouth and Exeter.

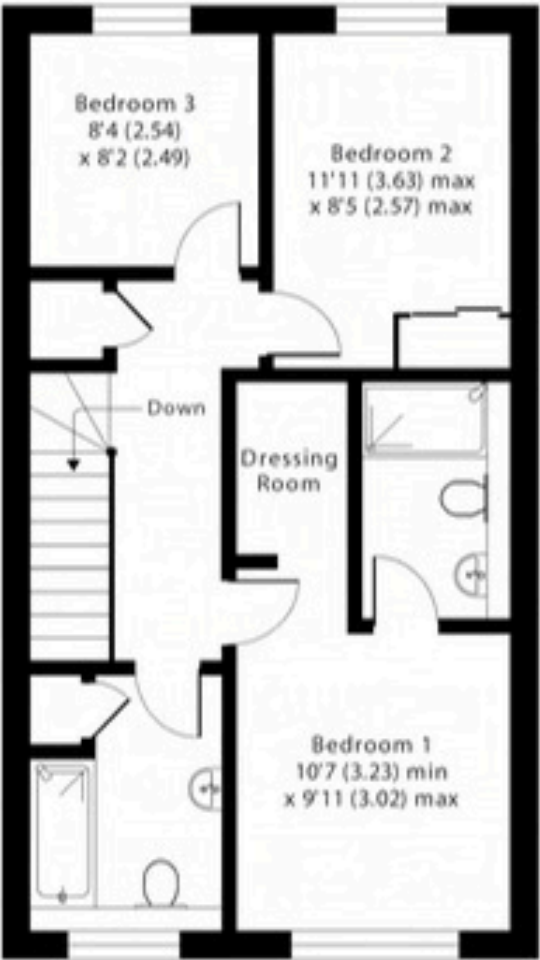
Topsham is only 6 miles from Exeter Airport with regular flights to London City Airport as well as many other destinations. The town was listed at the time of Domesday as 'Topeshant' and flourished as an estuary port for nigh on five centuries. Topsham also became world-renowned for ship-building reaching its zenith between 1750 and 1870.



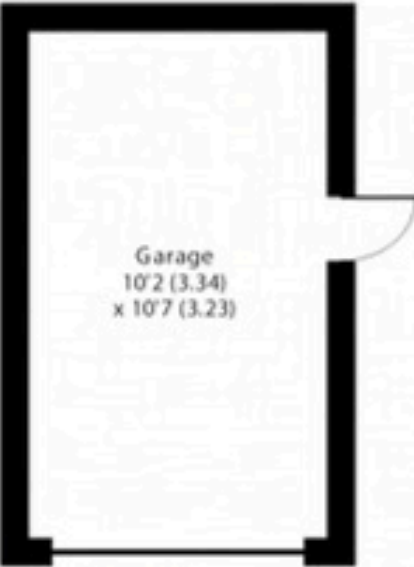
Approximate Area = 1104 sq ft / 102.5 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1297 sq ft / 120.4 sq m
 For identification only - Not to scale



Ground Floor
 abt 552 SQFT / 51.2 SQM



First Floor
 abt 552 SQFT / 51.3 SQM



Garage
 abt 193 SQFT / 17.9 SQM

20 The Chase

TOPSHAM, EX3 0FB

Speak to the Agent
or Book a Viewing



DIRECTIONS:

From Topsham, follow Exeter Road for approximately 0.6 miles. The entrance to The Chase will be on your left hand side. Follow the road around to the left and the property can be found straight ahead.

Postcode for Sat Nav: EX3 0FB
What3Words: ///unrealistic.wheels.weds



Mains gas (serving the central heating boiler and hot water). Wet underfloor heating system throughout the ground floor.



Mains Drainage



Electrics is Mains supplied



Broadband not currently in contract. There is fibre to the property. Approx. Download Speed 1600mbps

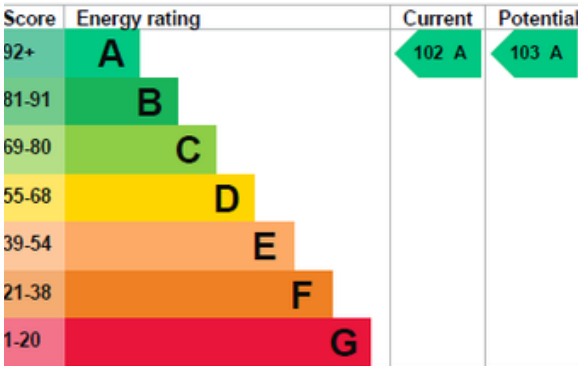


Water is Mains supplied



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

ENERGY PERFORMANCE CERTIFICATE:



Read the full report [here](#)

AGENTS NOTE:

The property is subject to a covenant requiring the owner to contribute 10% of the cost of maintaining the sections of Wessex Close and Retreat Drive that provide access to the property. Buyers are advised to make further enquiries with their conveyancer regarding the extent of this obligation and any current or anticipated contributions.

The vendor has advised the property has an LABC Warranty from 11 September 2018 for 10 years, a copy of the certificate is available upon request.

The vendor advises there is PhotoVoltaic Solar Panels at the property installed in 2018, the panels are owned outright. As the property has been tenanted, they are unaware of any income from them.

The vendor advises that there is a Service Charge of £396.45 per annum for the upkeep of communal areas. This is paid to the managing agent Bradleys incorporating Eaton Terry Clark.

Please note that some of the images used have been digitally staged.



Freehold



Council Tax Band: D



Semi-Detached



Conservation Area N/A



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