

# 27 Savoy Street

SEABROOK ORCHARDS

Wilkinson Grant & Co

# 27 Savoy Street

## Seabrook Orchards

EXETER

*Offering 1038 sqft of beautifully upgraded accommodation with the rare advantage of a single garage, an exceptional sun room extension, West facing garden and attractive open outlook.*



- 1083 Sq.Ft
- 2 Double Bedrooms
- Well Maintained Garden
- 2 Bathrooms
- Well-Connected Location
- Garage & Off-Road Parking











HOME HIGHLIGHT

*Sitting in the sunshine on a summers evening in the garden with a glass of wine!*

## THE PROPERTY

A beautifully presented two bedroom mid-terrace home, significantly enhanced by a superb ground floor extension creating an exceptional sun room overlooking the low maintenance west facing rear garden. Enjoying an attractive position overlooking open space, the property has been thoughtfully upgraded and improved beyond the developer's original specification and offers considerably more living space than typically found in a two bedroom home on the development.

The accommodation begins with an entrance hall leading into a comfortable sitting room, providing a welcoming space to relax, with an attractive electric log burner creating a cosy focal point. Amtico flooring extends throughout the ground floor and, together with made-to-measure window blinds, adds to the quality and finish found throughout the home.

To the rear, the kitchen/dining room forms the heart of the property and has been upgraded beyond the developer's standard specification. Well designed for both everyday living and entertaining, there is ample space for dining, while the butcher's block island provides additional character and useful preparation space.

Beyond the kitchen is undoubtedly one of the home's standout features, the exceptional sun room extension. Flooded with natural light and enjoying an outlook across the garden, it creates a fantastic additional reception space with plenty of room for relaxing and entertaining. Direct access outside provides a natural connection with the garden and makes particularly good use of the home's westerly aspect. The ground floor is further complemented by a useful utility area and cloakroom.

Upstairs are two particularly well proportioned double bedrooms. Bedroom one benefits from its own ensuite shower room, while the second bedroom is served by the separate family bathroom.

Complete with a low maintenance, beautifully finished garden this home is ideal for first time buyers, downsizers or small families.

A further advantage is the single garage, positioned beneath a nearby coach house - a feature rarely available with two bedroom homes, providing valuable additional parking and storage.













## THE LOCAL AREA

Situated on the edge of Topsham, this well-regarded development enjoys excellent access to the major road network and is within walking distance of an Aldi supermarket. The nearby Golf & Country Club and a small parade of shops at Countess Wear, including a Post Office, further enhance the convenience of the location.

A bus stop is situated directly outside the development on Topsham Road, providing a frequent service between Exeter and Exmouth, with stops including Topsham, Countess Wear and the RD&E Hospital in Exeter. The Exmouth–Exeter railway line also serves the area, with local stations at Topsham and Newcourt.

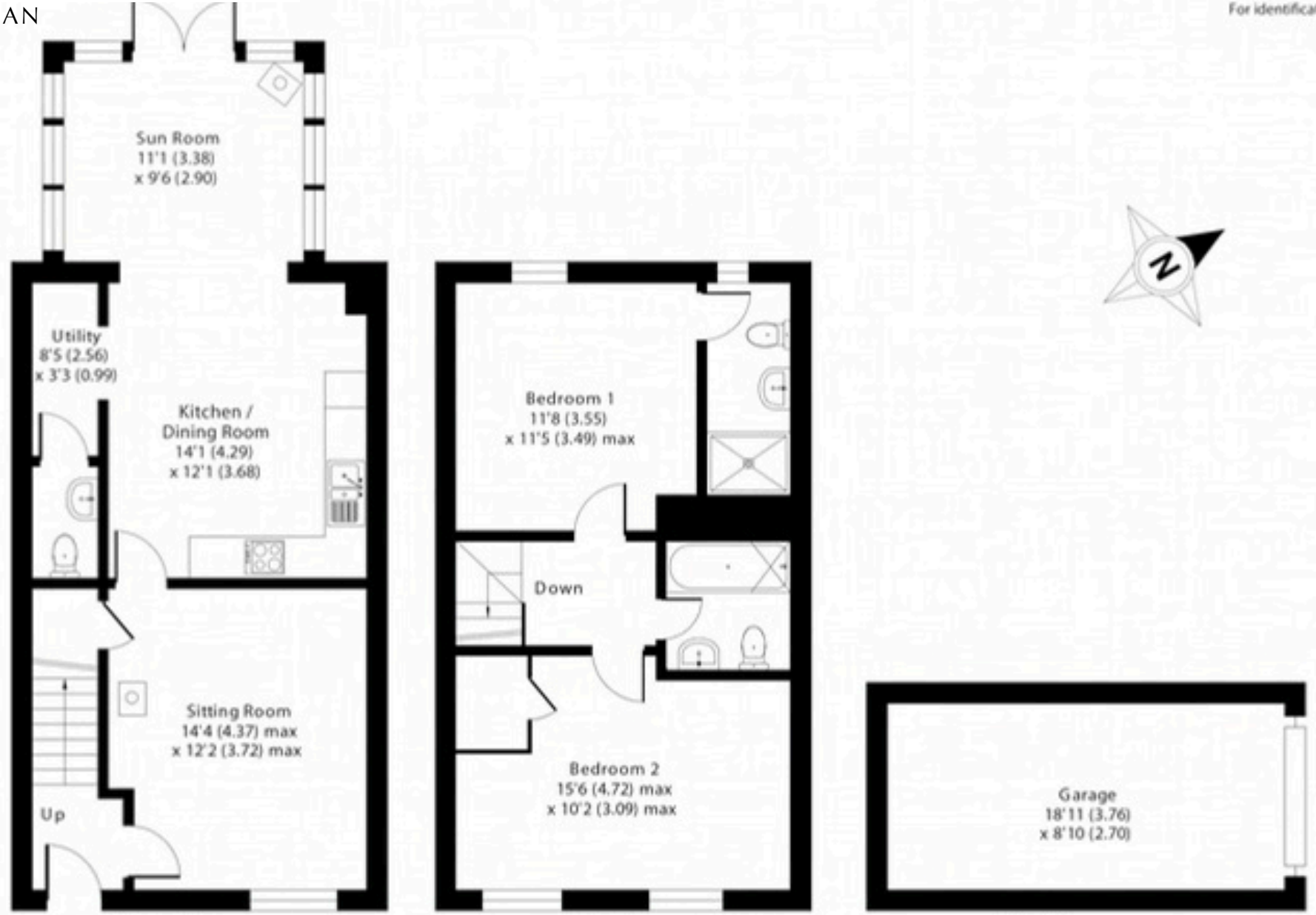
The local primary school, Trinity, is within walking distance, with further primary schools available in Topsham, Countess Wear and Clyst Heath.

Topsham itself offers an excellent range of independent shops, restaurants and pubs, together with a heated outdoor swimming pool, open during the warmer months, a bowls club and a sailing club.

WG

# FLOORPLAN

Approximate Area = 1038 sq ft / 96.4 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 1205 sq ft / 111.9 sq m
For identification only - Not to scale




Ground Floor
abt 579 SQFT / 53.7 SQM

First Floor
abt 459 SQFT / 42.6 SQM

Garage
abt 167 SQFT / 15.5 SQM

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Wilkinson Grant & Co. REF: 1511987

Please Note: some images in this brochure maybe location shots or digitally staged

Disclaimer: Version 001

# 27 Savoy Street

## SEABROOK ORCHARDS, EXETER, EX2 7NS

Speak to the Agent or Book a Viewing

### DIRECTIONS:

From Topsham, head towards Exeter along High Street which turns into Exeter Road. Pass Aldi supermarket on your left and take the next turning on the right-hand side into Dart Avenue, Seabrook Orchards. Continue straight ahead, Savoy Street is the 3rd turning on your right hand side. Continue to the end of the road before turning left, the property can be found on your left hand side.

Postcode for Sat Nav: EX2 7NS

What3Words: ///often.pushes.discrepancy

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

Electric is Mains supplied

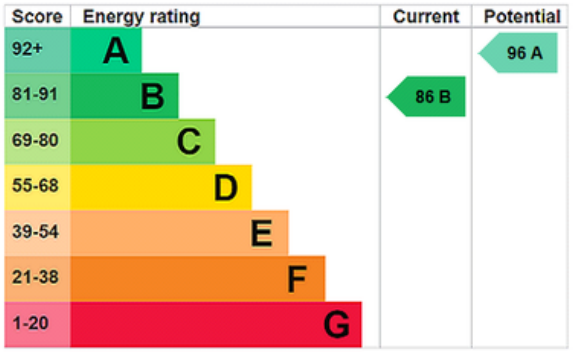
Water is Mains supplied

Mains Drainage

Broadband currently in contract with Sky. Approx. Download Speed: 145.87mbps

Several Mobile Networks currently show as available (02, 3, Vodafone, EE)
Landline currently in contract with Sky.

### ENERGY PERFORMANCE CERTIFICATE:




Read the full report here

### AGENTS NOTE:

The property is registered under two titles on Land Registry. The garage is Leasehold with a 999 year lease from January 2018 and is located under the coach house to the rear of the property.

The vendor advises that the service charge is £250 per year but as the estate is incomplete the current charge for 2026/2027 was £150. The Management Company overseeing the estate management is Trinity Estates (Co No 03853617). Vantage Point, 23 Mark Road, Hemel Hempstead, Herts, HP2 7DN.

The vendors advise that there is a Eufy doorbell camera installed.

The vendors also advise that the conservatory was built in 2021 and has a 10 year guarantee

Freehold

Council Tax Band: C

Terraced House

Conservation Area N/A






01392 875000

WILKINSONGRANT.CO.UK

TOPSHAM@WILKINSONGRANT.CO.UK

72/73 FORE STREET, TOPSHAM, DEVON EX3 OHQ


Wilkinson Grant & Co

The South West's Property Agents & Acquisition Specialists

TOPSHAM | EXETER | LONDON