



SWIFT HOUSE

18 HIGHER SHAPTER STREET • TOPSHAM • EXETER • EX3 0AW



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Completely renovated home in
the heart Topsham's conservation
area, just off the Strand with a
pretty courtyard garden

MILEAGES

Topsham train station about 0.5 miles

Exeter about 5 miles

ACCOMMODATION SUMMARY

- Entrance hall
- Kitchen/dining room
- Sitting room
- Utility
- Cloakroom
- Three double bedrooms
- Modern bathroom
- Pretty courtyard garden





SITUATION

Topsham which has recently been voted the best place to live in the UK 2019 remains a highly desirable estuary town of nationwide renown. Its excellent amenities include many independent shops, restaurants and a well-regarded primary school along with churches and Topsham's popular open-air swimming pool, rugby club, bowls club and sailing club. Exeter Golf & Country Club is less than 2 miles distant. There is a frequent bus service and a very useful train link to Exeter City centre which is just 4 miles away and Exmouth which is around 6.5 miles away. The popular 'Route 2' bike path is a level, 16 mile route between Exmouth and Dawlish on the other side of the Exe Estuary.

DESCRIPTION

A delightful Grade II listed home completely updated thoughtfully by the current owners and now enjoys bright accommodation throughout. Inside, the new kitchen has space for a table and

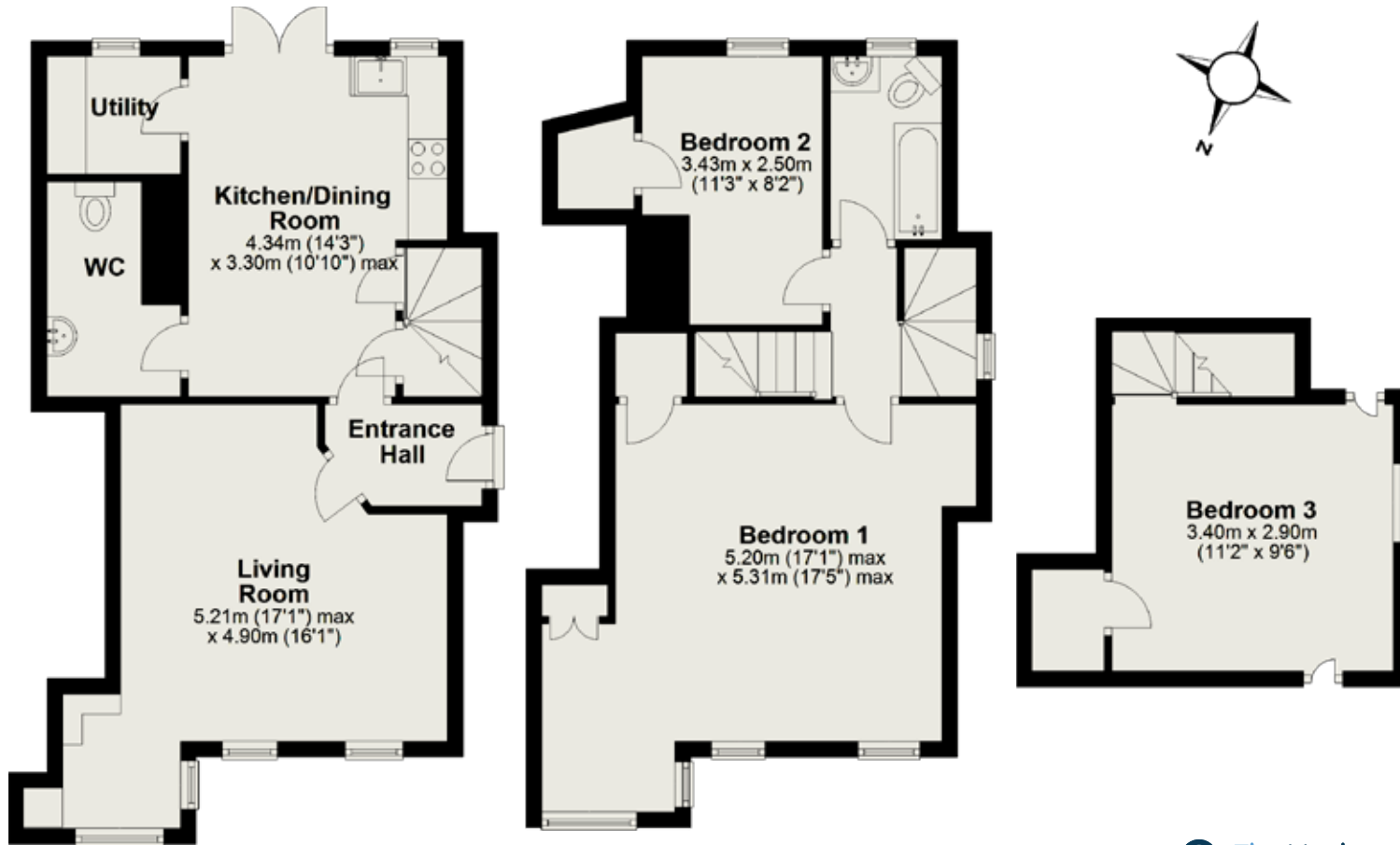
there is a good range of shaker style units with solid wood worktops. Double doors open from the kitchen to the courtyard garden. The sitting room is wonderfully light and neutrally decorated with two pretty window seats and glimpses of the water. Further accommodation on the ground floor includes a useful utility and a cloakroom.

On the first floor there is a superb master bedroom to the front enjoying plenty of natural light, water glimpses and two fitted wardrobes. A further double bedroom and a modern, well organised bathroom. On the second floor there is a further double bedroom with built in cupboards.

GARDENS AND GROUNDS

Outside there is a pretty, low maintenance courtyard garden which had direct access from the kitchen/dining room and the street, this is a perfect place for alfresco dining. There is a possibility subject to planning to change the courtyard into an off-road parking space.

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Approximate Total Area:
102.3 sq.m. / 1,101.0 sq.ft.



SERVICES

Mains gas, water, electricity and drainage.

OUTGOINGS

Exeter City Council, Exeter
01392 277888. Council Tax band: E.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS

From the Topsham town centre, proceed through Fore Street and go past the Lighter Inn on the right-hand side. Go straight across the mini roundabout into The Strand and then take the next turning left into Higher Shapter Street. The property can be found on the right-hand side.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

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