



1 Chapel House, Topsham, Exeter, Devon

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1 Chapel Place, Fore Street, Topsham, Exeter, Devon EX3 0HS

An impressive, extended family home in prime Topsham with a garden and planning permission granted for further conversion.

Topsham station 0.5 miles, M5 (Jct 30) 2.5 miles, Exeter 4.3 miles, Exeter Airport 5.5 miles, Exmouth 6.5 miles

Two entrance halls | Sitting room | Kitchen/breakfast room | Additional kitchen/dining area Cloakroom | Principal bedroom with dressing room & en suite shower room | Three further bedrooms, one en suite | Shower room | Garden EPC rating E

The property

1 Chapel Place is an attractive, unlisted period property which has been extended to provide elegant and stylish living alongside original characterful original features. The property is set in a sought-after position in the heart of Topsham, just moments from the centre and benefits from an enclosed landscaped garden as well as planning permission for further conversion. A spacious sitting room is located on the ground floor which has a brick-built open fireplace, half-shuttered sash windows and impressive ceiling corning. Towards the rear, the extended contemporary kitchen and breakfast room has sliding glass doors across the length of the back wall and skylights overhead allowing for a wealth of natural light. There is wooden flooring throughout and an exposed brick wall with the kitchen featuring shaker-style units, a large central island, and an Aga. The ground floor also has one double bedroom en suite, which opens directly onto the rear garden as well as a useful cloakroom.

Planning permission has been approved to turn the first floor into a principal bedroom suite with a dressing room and large en suite bathroom with freestanding bath. Permission has also been

granted for the lower ground floor to be turned into a further double bedroom with an en suite bathroom and separate boot/utility room. There is also permission for fully glazed dormer windows on the second floor allowing for more scenic views of the Estuary and further plans to reconfigure the two bedrooms, allowing for a larger family sized bathroom with bath. Full architectural drawings and plans are available on request.

Outside

The property is set back from Fore Street and has a cobbled, walled front courtyard. At the rear there is a paved landscaped garden with various well-stocked beds at the centre and raised beds at the borders. There is also a timber-framed storage shed.

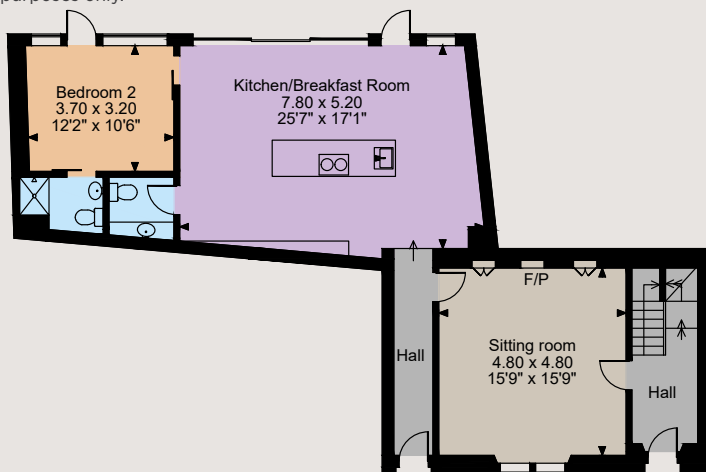
Location

1 Chapel Place occupies an exclusive, sought-after location in the popular town of Topsham, which lies on the eastern banks of the River Exe. There are an extensive range of boutiques and shopping facilities in Topsham, which is also well known for its award-winning restaurants and pubs. The highlight of Topsham is the River Exe, which has an adjacent cycle path leading directly to Exeter and Exmouth, and there is also a thriving yacht club on the estuary. The town also has other excellent leisure facilities including a popular outdoor swimming pool, Topsham Bowling Club and two tennis courts. Exeter, approximately four miles away, offers a wide choice of cultural activities with theatres, the museum, arts centre and a wealth of good restaurants and shopping including John Lewis. There are many good schools in the area including Topsham Primary School, Exeter School, The Maynard and St. Peter's Preparatory School in Lymington, whilst Exeter University is recognised as one of the best universities in the country. Topsham's station offers frequent direct trains to Exeter St David's, which is just over two hours from London Paddington. The M5 and the A30 are both nearby, providing links towards Exeter, Plymouth, Cornwall, Bristol and London. Exeter International Airport offers an ever-increasing number of domestic and international flights.

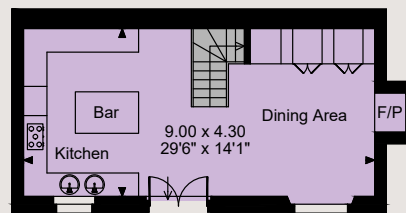




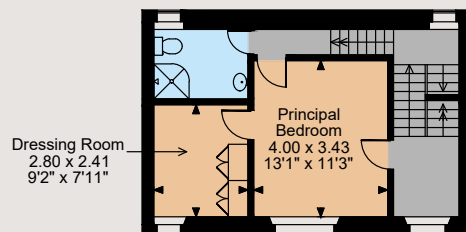
Floorplans
House internal area 2,183 sq ft (203 sq m)
For identification purposes only.



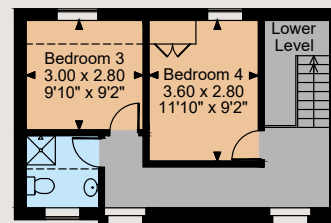
Ground Floor



Lower Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Directions

What3Words///sadly.drop.pocket brings you to the walkway leading to the house.

General

Local Authority: Exeter City Council

Services: Mains electricity, gas, water and drainage.

Council Tax: Band E

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold. Part of the basement has a flying freehold with number 2 next door.

Planning Reference: 21/1167/FUL. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Offers in Excess of: £800,000

Exeter

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