



£257,500
41 The Chase, Topsham, Exeter, Devon, EX3 0FB



Stylish ground floor apartment with private garden, in the sought after area of Topsham, close to all amenities and transport links.

- **Open plan sitting/dining room with garden access**
- **Stylish fully fitted kitchen with Siemens appliances**
- **Double bedroom with built-in wardrobe and en-suite bathroom**
- **Triple glazing throughout**
- **MVHR energy-efficient system & gas-fired combi boiler**
- **Private garden with paved patio and lawn**
- **Allocated private parking space**
- **Built in 2018 with contemporary finish**

SUMMARY: A beautifully presented ground floor apartment within a modern Heritage Homes development (built 2018), ideally located in the highly sought-after town of Topsham. This contemporary home offers a perfect blend of modern comfort and energy efficiency, including triple glazing and a Mechanical Ventilation with Heat Recovery (MVHR) system, while being just moments from the scenic Exe Estuary, riverside walks, and excellent local amenities.

SITUATION: Topsham is a well-known town full of history with character period cottages and houses, perfectly blended with a range of more modern homes. The excellent amenities range from a splendid individual-styled parade of shops, to churches, restaurants, several pubs, a school and a bowling and sailing club. There are frequent bus services and a train link between Exmouth and Exeter. Topsham lies within easy access of the M5 and also comfortable commuting distance of Exeter Airport.

The accommodation comprises (all measurements are approximate):

ENTRANCE: Triple glazed entrance door. Door to the...

HALLWAY: Tiled flooring. Opening through to...

OPEN PLAN SITTING/DINING ROOM 16' (4.88m) x 11' 3" (3.43m):

Triple glazed window to the front and triple glazed double doors leading out to the side to the garden. Two radiators. Door leading off to the...

BEDROOM: 13' 8" (4.17m) x 12' 7" (3.84m):

Double bedroom with a triple glazed window to the side. Built-in double wardrobe. Radiator. Door to...

EN-SUITE: 9' 3" (2.82m) x 6' 2" (1.88m):

A good size modern white suite comprising a panelled bath in full tiled surround with mixer bath tap and built-in shower with glass screen. Enclosed flush wall hung low level WC. Wall hung wash hand basin with mixer tap in tiled splash back. Tiled flooring. Runged radiator. Triple glazed opaque window. Downlighters. Tiled floor.

KITCHEN: 11' 7" (3.53m) x 8' 9" (2.67m):

Fully fitted kitchen comprising square edged worktop surfaces with matching splashbacks with inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Inset Siemens 4 ring induction hob with glass splash back. Cupboards and drawers under with integrated dishwasher and fridge freezer. Built-in double oven. Wall mounted cupboards with built-in cooker hood with under lighting. Tiled floor throughout continuing from the hallway. Triple glazed window to the front. Radiator. Downlighters. Built-in cupboard housing the gas fired combi boiler MVHR energy efficient system. Tiled floor.

OUTSIDE:

Private allocated parking space.

The apartment benefits from a **private garden** (23ft x 12ft plus recess) with a paved patio with a wall enclosure and an area of lawned garden. Pedestrian access leads out to the front.

TENURE: Leasehold 999 Years with a 10 Year LABC (3 Years remaining).

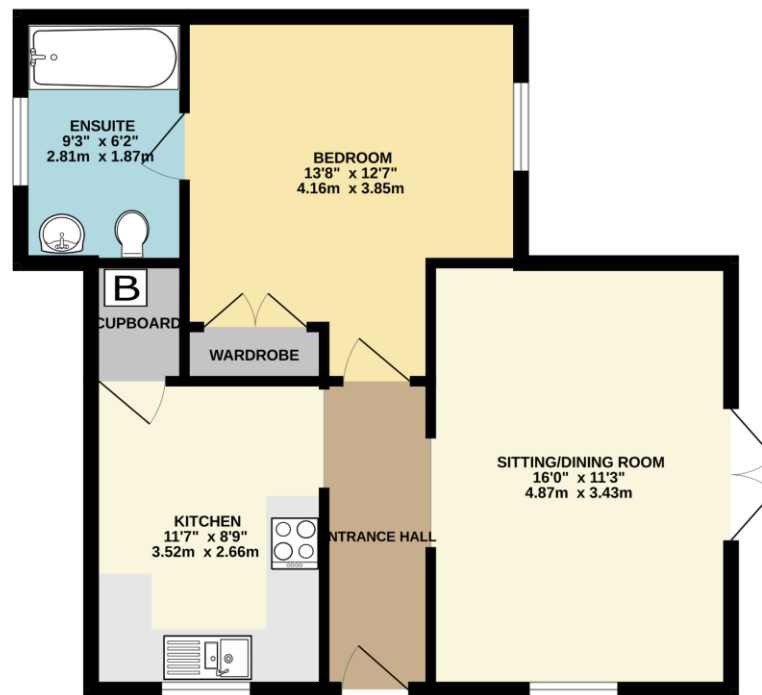
COUNCIL TAX: B

MAINTENANCE: £70.00 pcm

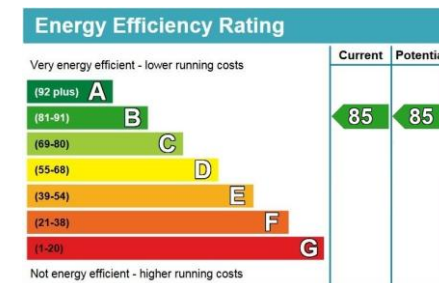
WHAT3WORDS: ///fact.shell.pram



GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

