



£625,000
3 Sunhill Avenue, Topsham, Exeter, Devon, EX3 0BP





Extended and beautifully presented modern 4-bedroom family home in Topsham, within walking distance of amenities and the train station, benefitting from off-road parking, front & rear gardens and no onward chain.

- Open plan kitchen / family room
- Bright sitting room with skylight
- Downstairs cloakroom
- 4 Bedrooms over first and second floors
- Principal bedroom with en-suite shower room
- Modern family bathroom
- Gas central heating & Double glazing
- Long driveway providing ample off-road parking
- Front & rear gardens
- No onward chain

DESCRIPTION: A beautifully presented modern family home, offered with no onward chain, located in a highly sought-after area within easy walking distance of Topsham High Street and its excellent amenities. Neutrally decorated throughout, this property has been thoughtfully extended to the rear to create a wonderful open-plan kitchen/family room, perfect for modern living and entertaining. Double doors open onto the garden, seamlessly connecting indoor and outdoor space.

The ground floor also features a bright sitting room with skylight, a useful cloakroom, and excellent storage throughout. Upstairs, there are four well-proportioned bedrooms over the first and second floors, including a principal bedroom with an en-suite shower room. The family bathroom and en-suite are both finished in modern white suites, complemented by contemporary fixtures and fittings.

Outside, the property is approached via a pillared entrance with wrought iron gates leading to a long driveway with ample off-road parking. The front garden is fully enclosed with a patio area for outdoor dining and a level lawn bordered by mature hedging for privacy. At the rear, a paved courtyard with a timber garden shed offers a low-maintenance outdoor space, fully enclosed for security and privacy.

This property combines modern, stylish living with a fantastic location, making it a rare opportunity to acquire a ready-to-enjoy family home in Topsham.

SITUATION: Topsham is a picturesque riverside town known for its historic charm and vibrant community. The town offers a variety of independent shops, cafes, restaurants, and traditional pubs, alongside excellent local amenities. Beautiful riverside walks and the nearby Exe Estuary provide opportunities for outdoor leisure and wildlife spotting. With easy access to Exeter and the M5, Topsham combines convenience with a peaceful, village-like atmosphere, making it a highly desirable place to live.

THE ACCOMMODATION COMPRISES (all room sizes are approximate):-

ENTRANCE Opaque double glazed door to...

HALLWAY Radiator. Wood effect flooring. Stair leading up to the first floor. Built-in understairs cupboard and built-in double cupboard. Door leading off to...

CLOAKROOM 4' 10" (1.47m) x 2' 10" (0.86m): White suite with low level WC. Wash hand basin with mixer tap in tiled splash back.

OPEN-PLAN KITCHEN/DINING ROOM 21' 9" (6.63m) x 19' 7" (5.97m): A large bright room with a double glazed window to the front. Double glazed, double doors to the front and a further double glazed window to the side. Marble effect worktop surfaces in tiled splash back with a one and a half bowl ceramic sink with drainer and mixer tap. Range style cooker. Cupboards and drawers under with integrated dishwasher. Matching wall mounted cupboards with display shelving. Integrated cooker hood. Downlighters. Matching central island unit with storage under. Radiator. Cupboard concealing the gas fired combi boiler. Opening through to the...

SITTING ROOM 18' 11" (5.77m) x 15' (4.57m): Double glazed double doors to the rear and a double glazed window to the rear. Double glazed lantern skylight. Radiator. Wood effect flooring continues throughout the whole of the ground floor.

FIRST FLOOR:

LANDING. Built-in under stairs cupboard. Stairs to the second floor. Two double glazed windows. Doors leading off to...

BEDROOM 1 12' 1" (3.68m) x 9' 6" (2.90m): Double glazed window to the front with views across the hills. Built-in storage cupboard. Radiator. Door to...

EN-SUITE 7' 8" (2.34m) x 4' (1.22m): Fully tiled double shower cubicle with built-in shower and sliding glass screen. Low level WC. Pedestal wash hand basin with mixer tap in tiled splash back. Downlighters. Extractor fan. White runged radiator.

BEDROOM 2 11' 8" (3.56m) x 11' 1" (3.38m): Double glazed window to the front with views out towards the hills. Feature fireplace. Radiator.

BATHROOM 9' 7" (2.92m) x 8' 6" (2.59m): Modern white suite comprising a panelled bath with a Victorian-style mixer shower tap in tiled splash back. Low level WC. Pedestal wash hand basin with mixer tap in tiled splash back. Fully tiled corner shower cubicle with built-in shower and split fold door. Opaque double glazed window to the side. Downlighters. White runged radiator. Wood effect flooring.

SECOND FLOOR:



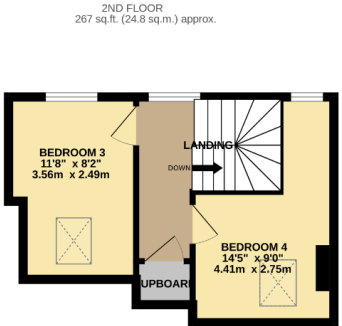
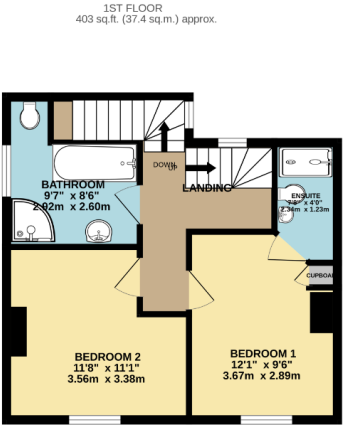
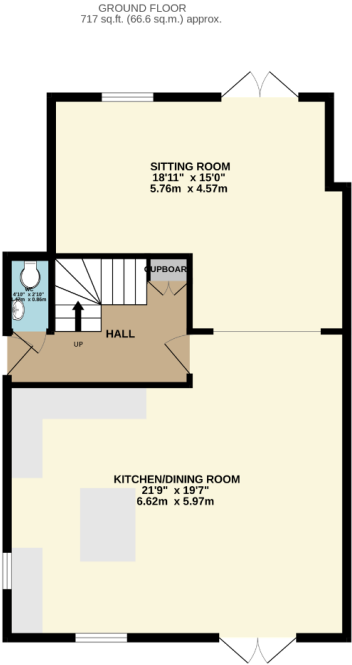
Double glazed window. Built in storage cupboard.
Radiator. Door to...

BEDROOM 3 11' 8" (3.56m) x 8' 2" (2.49m):
Double glazed window to the rear. Double glazed
Velux window. Eve storage. Downlighters. Radiator.

BEDROOM 4 14' 5" (4.39m) x 9' (2.74m):
Double glazed window to the rear and double glazed
Velux window to the front. Radiator.

OUTSIDE
The property is approached via an attractive pillared
entrance with wrought iron double opening gates
leading to a long, spacious driveway offering ample
off-road parking. A paved path leads to the main
entrance and continues around to the rear of the
house. The front garden is fully enclosed, featuring a
generous patio ideal for outdoor dining, which
seamlessly leads onto a well-maintained level lawn,
bordered by mature hedging that providing privacy.
At the rear, there is a good-sized paved courtyard,
complete with a timber garden shed, all fully enclosed
by fencing for security and privacy.

TENURE: Freehold
COUNCIL TAX: Band C - £2115.47
WHAT3WORDS: ///backed.tend.solved



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 sq.m.) approx.

Whilst 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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