



# Turner Locker

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## TOPSHAM 62 Fore Street



**FOR SALE**  
**OIEO £435,000**

## **LOCATION**

Topsham is an attractive Devon town on the Exe estuary. Now part of Exeter, it still maintains a distinctive identity. Loved by its locals, and savoured by those who visit, Topsham offers river walks, wildlife, a Saturday morning market, many character shops, restaurants and inns and just quiet space to sit and watch the sailing boats go by.

A combination of accessibility, community and facilities make Topsham pretty much perfect. Water sports on the Exe estuary. Dartmoor, Exmoor, Woodbury common and Haldon hills, to name a few, offer all the walking, mountain biking and general exploring you could want. Rail access to Exeter, Exmouth and even London, (2hrs from Exeter to Paddington), the motorway network and Exeter International Airport enable residents to commute worldwide. The town community has an enormous range of clubs and societies.

## **DESCRIPTION**

62 Fore Street is situated in the perfect retail location in the town's prime shopping area. This is an unusual chance to obtain premises of this size in Topsham which could be split into two separate retail units. The retail areas benefit from a good sized cellar and hygiene facilities.

Over the shop and accessed from the rear is a large and charming maisonette over two floors with a kitchen, bathroom, two bedrooms and a large reception room, period beams and a large inglenook fireplace. The maisonette also benefits from a small courtyard and parking space.

## **RETAIL AREA**

Three separate areas with wooden flooring, feature fireplaces, double doors to Topsham High Street, door to small walk in store room and WC, further door to kitchen and stairs to Basement.



## **THE FLAT**

The flat is accessed by external stairs which lead to the kitchen with a range of units and a gas boiler for central heating. Door leading to a hallway/landing with inner hallway to an airing cupboard and:-

### **Bathroom**

Suite with WC, wash hand basin and bath with shower over.

### **Bedroom 1**

Window overlooking Fore Street with feature fireplace.

### **Bedroom 2**

Window overlooking Fore Street storage cupboard and feature fireplace.

### **Living Room**

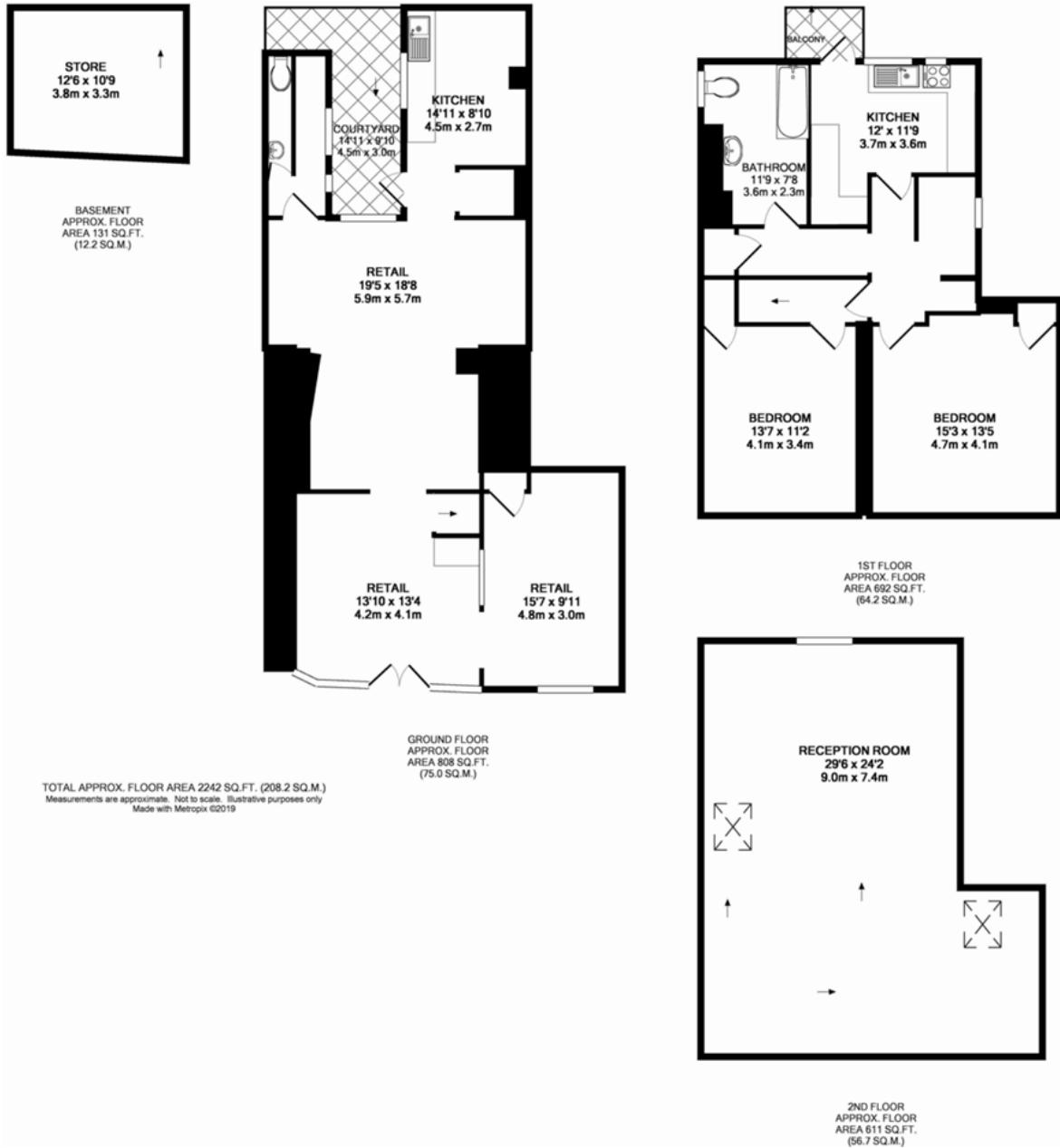
Stairs to second floor living area with some areas of restricted head height and access. Living room is open plan with exposed beams and a fireplace with split level floors.

### **Parking**

There is outside access over the courtyard to a single parking space.



# FLOOR PLANS AND MEASUREMENTS: Approximate



## **PROPOSAL**

Offers are invited in the region of £435,000.

## **VIEWING**

62 Fore Street is being marketed by both Turner Locker Barnfield and East of Exe.

To make an appointment with **Turner Locker Barnfield**:

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## **SUBJECT TO CONTRACT**

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