



Turner Locker

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

tel: 01392 201 202
fax: 01392 20 20 44

email: mark@turner-locker.co.uk
web: www.turner-locker.co.uk

TOPSHAM

The Studio

Monmouth Street



FOR SALE
OIEO £250,000

LOCATION AND DESCRIPTION

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.

Topsham will appeal to pretty much everyone. Lending itself to the family with a local school, pre School, play groups and open air swimming pool. For the more mature resident Topsham is a One Stop Shop, including a number of bespoke developments and even a bowling club.



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.

STUDIO SPACE

Spacious and bright studio space with three windows and two veluxs to front aspect. Painted beams, wooden flooring and stairs to ground floor.



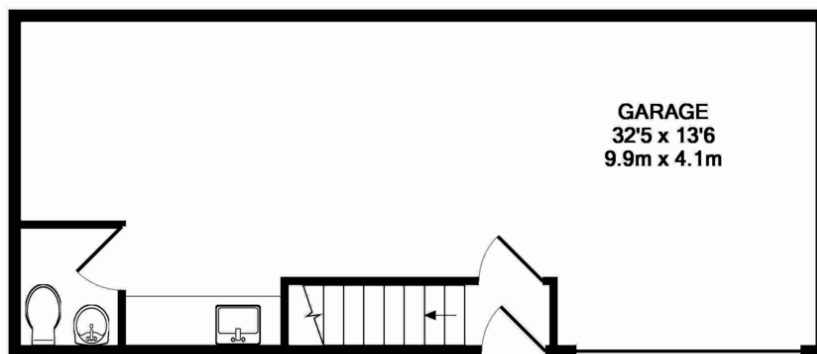
GARAGE AND KITCHEN

On the ground floor is an integral garage with up and over electric door to front, plenty of built in shelving, kitchen space with a Belfast sink and space for appliances and door into WC. Separate pedestrian door with staircase to 1st floor and access to garage.

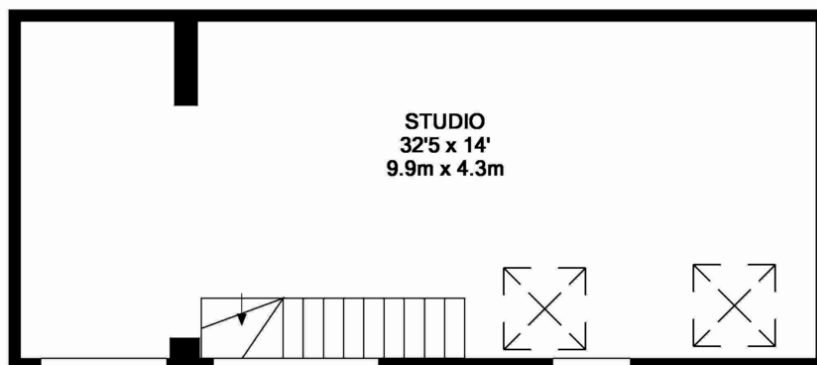


There is wooden double glazing throughout, gas central heating and the property has been recently rewired.

FLOOR PLANS AND MEASUREMENTS: Approximate



GROUND FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 886 SQ.FT. (82.3 SQ.M.)

PROPOSAL

Offers are invited in the region of £250,000 for the vacant possession. There is no ongoing chain and it is a 900 year lease with a share of the freeholder company.

VIEWING

By appointment only with **Turner Locker Barnfield**:

Tel: 01392 201202

Email: mark@turner-locker.co.uk

Website: <http://www.turner-locker.co.uk>

SUBJECT TO CONTRACT

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