



## Pebblebed Close, Exeter, EX2 7GW

This charming, modern coach house home is for sale for the first time since new and unusually for a property of this type, it also boasts an exceptional ground floor family room which could suit multi-generational living. Situated within easy reach of the charming estuary town of Topsham, Exeter city centre, multiple train stations and the M5 for rapid travel. The ground floor accommodation comprises a spacious family room, opening out to the garden and a modern shower room, whilst upstairs, a bright and airy living room opens into the modern kitchen, a principal bedroom with en-suite, a further double bedroom and family bathroom are to be found. Outside, two parking spaces, a single garage and a delightful walled garden make this exceptionally well located modern home a "must view".

**Asking Price £325,000**



**Situation and Amenities**

The development is ideally located on the edge of Topsham close to Exeter golf and country club, David Lloyd and Exeter Chiefs Rugby Club. The picturesque town of Topsham offers an outstanding selection of independent restaurants, boutique shops and coffee shops and also offers wonderful walks along the estuary, Topsham is considered a special place to live. The M5 is just moments away and the local railway station is within walking distance. Trains into Exeter city centre run frequently from Newcourt and Topsham station and only take fifteen minutes. From there, central London can be reached in just over two hours. In addition to the many road and rail links, residents are within easy reach of Exeter Airport. The city centre boasts Princesshay Shopping Centre, Guildhall Food Halls, a John Lewis Department store and many supermarkets as well as an extensive selection of independent shops and eateries, theatres, an award winning museum and a world class University. Exeter also has the Royal Devon and Exeter Hospital. The comparatively central Devon location places the stunning National Parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey.

Buying an investment? Please contact our lettings department on  
01884 33333



**Bullet Points**

- Well presented detached coach house
- Extremely versatile accommodation
- Fantastic location within easy reach of Topsham
- Gas central heating and double glazing
- Modern Kitchen
- Living Room
- Principal Bedroom with En-Suite
- A further double Bedroom
- Stylish Bathroom
- Incredibly versatile ground floor Living Room with Shower Room
- Potential for multi-generational living
- Driveway parking for two cars
- Single Garage
- Pretty walled garden
- 3 miles Exeter city centre
- 79 Miles Bristol
- Exeter St Davids Railway Station 4 miles
- EPC rating "B"
- Council Tax Band "B"
- Freehold



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