



## 31 Armada Court

Parkfield Road, Topsham, EX3 0EW

Guide Price £165,000

GUIDE PRICE: £165,000 - £170,000. An exciting opportunity to acquire this modern and surprisingly spacious 1 bedroom ground floor apartment in a tucked away position and yet just a few minutes easy level strolling distance of Topsham train station in one direction or the town centre passing the bowls club, swimming pool, tennis courts and Matthews Hall community centre along the way. Although in well maintained order, the property does offer scope for new owners to modernise and refurbish to their own choice of specification and colour schemes.

While enjoying the added convenience of being within easy reach of nearby parks, Bowling Green Marsh Nature reserve and the estuary, this particular apartment also adjoins an enclosed area of walled outdoor space forming part of the Armada Court development.

The property will therefore appeal in equal measure as a first home, retirement apartment for the active retired or investment property for the rental market.

Topsham is an historic and highly sought after estuary town, once the old port of Exeter and now providing boatyards, waterside inns, sailing clubs and a bustling shopping centre well known for its many independent shops, businesses and café culture. At Topsham, the estuary broadens dramatically, and continues between green hills to the English Channel at Exmouth. Furthermore, you are only ten minutes driving distance from the airport and twenty minutes from the coastal towns of Budleigh Salterton and Exmouth. A convenient bus and train service affords you with regular public transport to and from the city centre and Topsham, and also Exmouth. The naval city of Plymouth is approximately 45 minutes by car and the M5 just 10 minutes.

Strong interest anticipated and early viewings recommended.

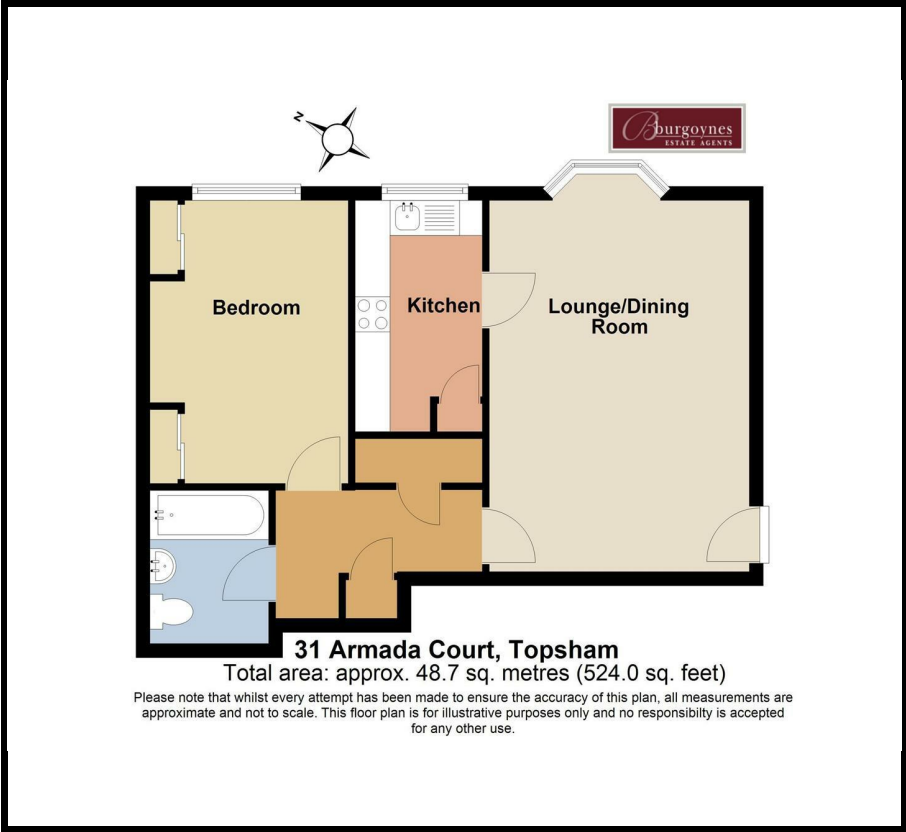
- CLOSE TO SHOPS, BOWLS CLUB AND SWIMMING POOL!
- SPACIOUS GROUND FLOOR APARTMENT (NON RETIREMENT)
- Large Lounge/Dining Room
- Kitchen (fitted with matching storage cupboards)
- Inner Hall (built-in airing cupboard & cloaks cupboard)
- Double Bedroom (matching fitted wardrobes)
- Bathroom (matching three piece suite)
- Wood Framed Double Glazing
- Electric Heating (night storage and panel heaters)
- Residents On Street Permit Parking and Nearby Car Parks

### Viewing

Please contact our Heavitree Office on 01392 499823 if you wish to arrange a viewing appointment for this property or require further information.



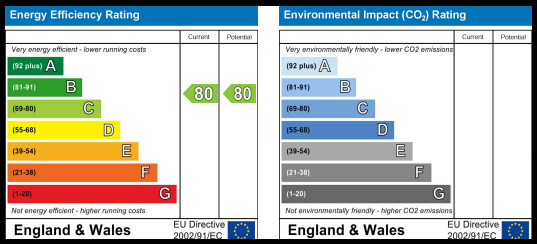
Floor Plan



Area Map



Energy Efficiency Graph



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