

# CLARK & Co ESTATES

## Orchard Lodge, 2B Newcourt Road, Topsham EX3 0BT

A MODERN 3 BEDROOM DETACHED PROPERTY RECENTLY BUILT TO A VERY HIGH SPECIFICATION THROUGHOUT. LUXURIOUS OPEN PLAN LIVING, PARKING FOR THREE CARS AND SITUATED IN A POPULAR RESIDENTIAL AREA.



**Price £775,000**

[www.clarkandcoestates.com](http://www.clarkandcoestates.com) • 01392 248363 • [info@clarkandcoestates.com](mailto:info@clarkandcoestates.com)  
37a Fore Street, Topsham EX3 0HR

## Orchard Lodge, Newcourt Road, Topsham

- 3 Bedroom detached property
- Master with ensuite
- Wrap around garden
- High specification throughout
- Luxurious open plan living
- Great location
- Parking for three cars
- Utility room



A modern 3 bedroom detached property recently built to a very high specification throughout. Luxurious open plan living, parking for three cars and situated in a popular residential area.

### GROUND FLOOR

Entrance hall with stairs rising and doors to all rooms. To the left of the hall is the master bedroom (2.75m x 4m) with an outlook to the front, built in storage and ensuite bathroom (2.71m x 1.16m). Utility room (1.92 x 2.41m) at the rear with sink unit, cupboards, worktop, combi boiler and door to the rear garden. Door leading into the luxurious open plan living (6.27m x 4.26m). Fitted kitchen with a selection of integrated appliances and breakfast bar. Snug section with bi-folding doors to the rear and double doors to the front garden. Study (2.60m x 2.81m) with double doors leading onto the kitchen dining area.

### FIRST FLOOR

Landing with doors to all rooms. Double bedroom (3.88m x 4.44m) with plenty of storage in the eaves and Velux windows.

Further double bedroom (2.71m x 4.69m) with built in storage and Velux window. Shower room (1.72m x 1.77m).

### OUTSIDE

The walled front garden is lawned and has double doors to the into the lounge. Side walkway leading to the rear courtyard garden with bi-folding doors. From the courtyard is an extra bit of garden which is currently rented through the Network Rail for £16pcm. Parking for two to three cars at the front.

The property has underfloor heating throughout, all lights and sockets are controlled by Alexa. The property has been finished to a very high specification throughout.

For further information or to arrange a viewing, please contact our office.



# CLARK & Co ESTATES



Topsham is an ancient port situated 4 miles south east of the cathedral city of Exeter on the beautiful Exe Estuary. With easy commuting and access to the M5, Topsham is also well served by bus and rail. The useful branch line operates between the coastal town of Exmouth 7 miles away and Exeter St David's, connecting it to the national network. Exeter airport is some 5 miles away.

Today, Topsham is considered a special place to live and boasts excellent local amenities including a school, outside swimming pool, bowling green, tennis courts, doctor's surgery, sailing club, extensive range of independent shops together with numerous pubs, cafes and highly regarded restaurants. It is also popular for its boating, cycling routes, antiques centre and bird watching nature reserve.



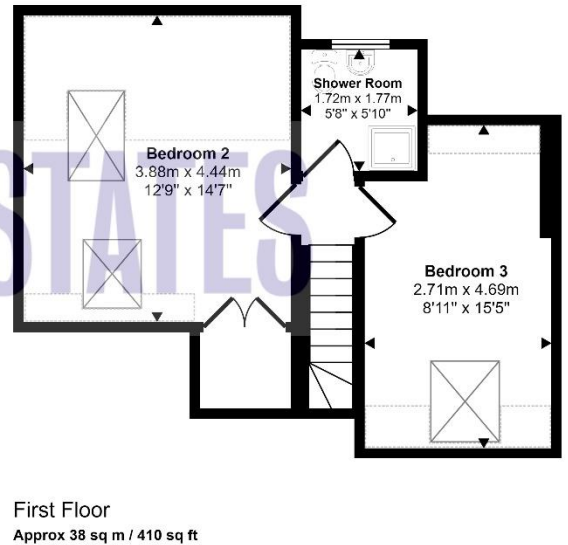
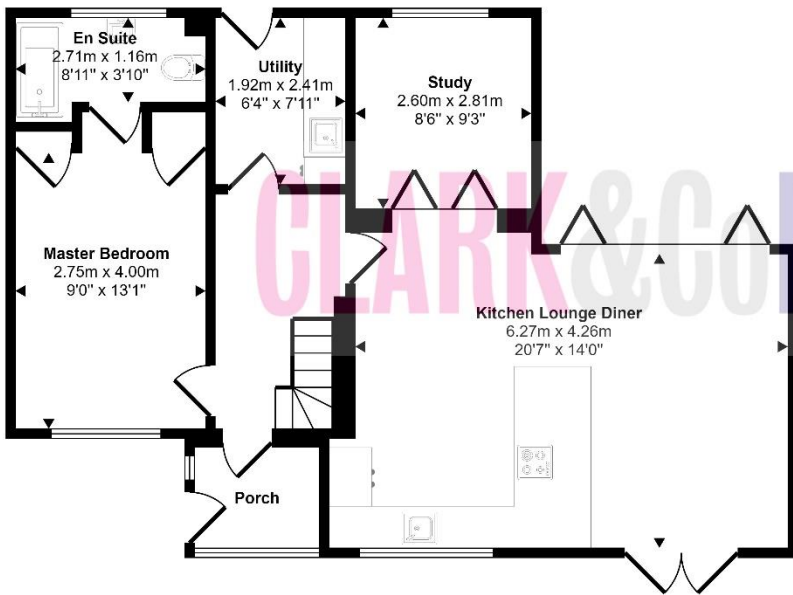
# CLARK & Co ESTATES



# CLARK & Co ESTATES



Approx Gross Internal Area  
107 sq m / 1153 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

www.clarkandcoestates.com • 01392 248363 • info@clarkandcoestates.com  
37a Fore Street, Topsham EX3 0HR