



The Strand, Starcross

Guide Price £180,000

DART &
PARTNERS
Established 1971



Riverside The Strand

Starcross, Exeter

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

- FOR SALE BY PUBLIC AUCTION ON THURSDAY 12TH JUNE 2025
- AUCTION GUIDE PRICE £180,000 – £200,000
- COTTAGE IN POPULAR STARCROSS ENJOYING WONDERFUL ESTUARY VIEWS
- NO ONWARD CHAIN
- IN NEED OF SOME UPDATING/MODERNISATION
- LARGE RECEPTION HALL, KITCHEN, DINING ROOM
- GROUND FLOOR CLOAKROOM, FAMILY BATHROOM
- FOUR BEDROOMS
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING



For Sale by Public Auction on Thursday 8th May 2025

Auction Guide Price £180,000 - £200,000

Offered with NO ONWARD CHAIN is this four bedroom cottage enjoying wonderful estuary views situated on The Strand in Starcross. The property is in need of a degree of modernisation and improvement throughout. The accommodation briefly comprises; a large reception hall, living room, dining room, kitchen, cloakroom, four bedrooms, family bathroom, uPVC double glazing. Parking space.

Glazed uPVC front door into...

Generous Reception Hall

With doors to principal rooms and stairs rising to first floor. High level cupboard housing electric meter and consumer unit. Under stairs storage cupboard. Door to...

Sitting Room

With uPVC double glazed window to front. Fireplace with tiled hearth. power points, television aerial connection point, recessed shelving. Glazed door through to...

Dining Room

With uPVC double glazed window to rear. Power points. sliding glazed door through to...

Kitchen

With uPVC double glazed windows to side. Range of base units with roll top work surface, larger unit, inset stainless steel sink drainer, space for electric cooker and further appliance, space and plumbing for washing machine, power points. Opening through to...

Cloakroom

With obscure uPVC double glazed window to side, coloured suite comprising low level WC, inset wash hand basin set into vanity unit, tiled splash backs.





First Floor Landing

Doors to bedrooms and a door opens with stairs rising to the second floor.

Bathroom

With obscure uPVC double glazed window to rear. White suite comprising mid level WC, pedestal wash hand basin, panelled bath with wall mounted electric shower, tiled splash backs, electric heated towel rail, wall mounted electric heater, airing cupboard with factory lagged hot water cylinder and timber slatted shelving.

Bedroom

With uPVC double glazed window to rear, wall mounted electric heater, power points.

Bedroom/Office

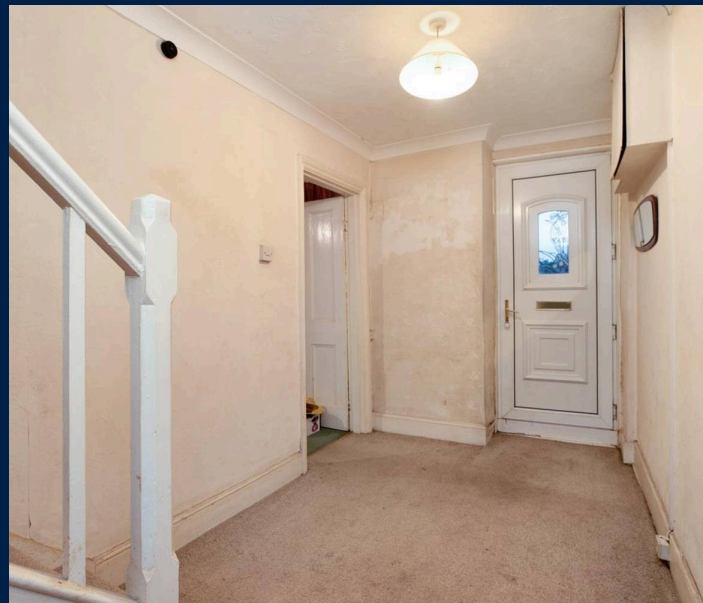
With uPVC double glazed window to front enjoying wonderful estuary views. Wall mounted electric heater, power points.

Bedroom

With uPVC double glazed window to front enjoying wonderful estuary views. Power points, telephone socket, wall mounted night storage heater.

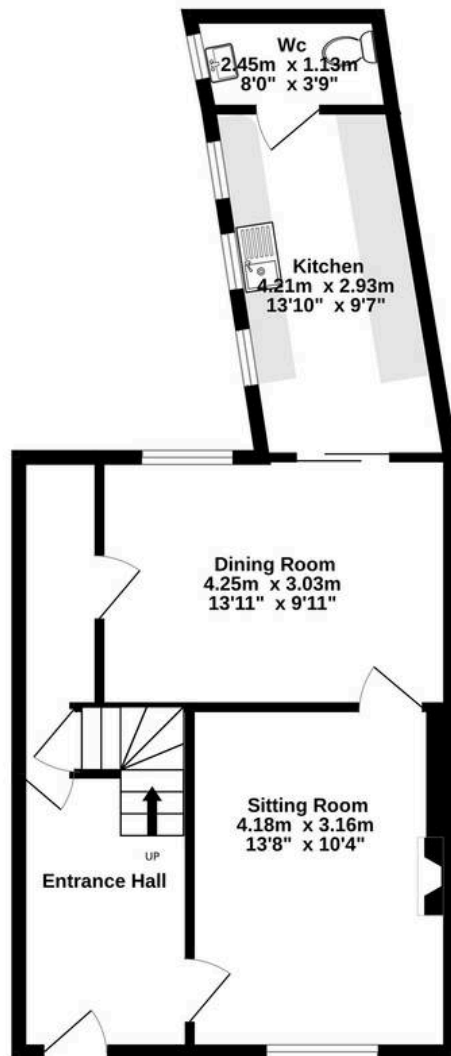
Second Floor Bedroom/Reception Room

Dual aspect with uPVC double glazed windows to rear and front enjoying spectacular estuary views over to Lymstone and Exmouth. Power points. Under eaves storage areas.

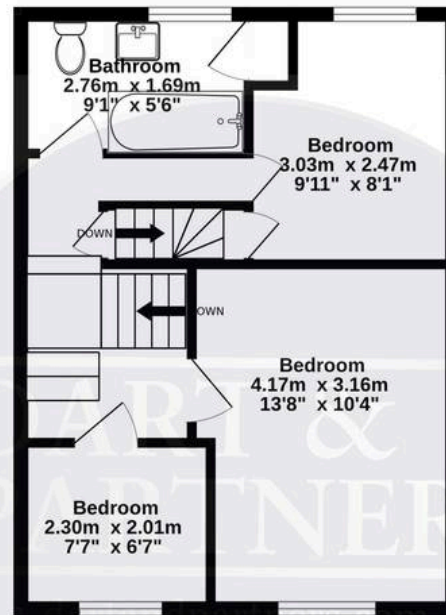




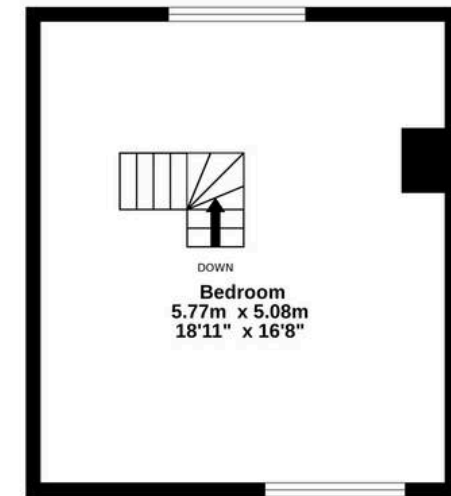
Ground Floor
49.0 sq.m. (528 sq.ft.) approx.



1st Floor
37.7 sq.m. (406 sq.ft.) approx.



2nd Floor
28.9 sq.m. (311 sq.ft.) approx.



TOTAL FLOOR AREA : 115.6 sq.m. (1244 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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