



October Skye The Strand, Starcross

Offers in Region of £290,000

DART &
PARTNERS
Established 1971



October Skye The Strand

Starcross, Exeter

Dart & Partners are delighted to bring to the market this delightful two bedroom end of terrace character cottage enjoying a beautiful hidden garden, with accommodation briefly comprising; entrance hall, sitting room, dining room, kitchen, two double bedrooms, family bathroom, courtyard, garage, hidden garden, uPVC double glazing and gas central heating. Wonderful estuary views.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- DELIGHTFUL END OF TERRACE CHARACTER COTTAGE
- WONDERFUL ESTUARY VIEWS
- ENJOYING A BEAUTIFUL HIDDEN GARDEN AND COURTYARD
- ENTRANCE HALL, SITTING ROOM
- DINING ROOM, KITCHEN
- TWO DOUBLE BEDROOMS, FAMILY BATHROOM
- GARAGE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



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RECEPTION HALL

With door to principal rooms and squared arch through into DINING ROOM. Useful storage cupboard, high level cupboard housing electric meter and consumer unit. Door through into...

SITTING ROOM

With uPVC double glazed window to front, reclaimed timber flooring, fireplace with timber mantle housing a multi-fuel stove, power points, TV aerial connection point.

DINING ROOM

With uPVC double glazed window to side, useful under stairs storage cupboard, radiator, power points, space for large dining table and chairs, newly installed ceramic tiled flooring. A door opens to reveal access to the staircase rising to the FIRST FLOOR. Archway through to...

KITCHEN

With uPVC double glazed window to rear, obscure uPVC double glazed back door giving access to the rear garden. The kitchen has arrange of matching wall and base units with timber work surface, inset stainless steel sink drainer, integrated electric oven and four burner gas hob with extractor above, space for under counter fridge, space and plumbing for washing machine, tiled splash backs, power points, radiator.





FIRST FLOOR LANDING

With uPVC double glazed window to side, loft access hatch.

FAMILY BATHROOM

With uPVC double glazed window to rear, white suite comprising mid level WC, pedestal wash hand basin, panelled bath with wall mounted electric shower, radiator, airing cupboard with timber slatted shelving.

BEDROOM TWO

Double bedroom with uPVC double glazed window to rear, original fireplace, radiator, power points, built in wardrobe.

BEDROOM ONE

Double bedroom with uPVC double glazed window to front enjoying wonderful estuary views, fireplace, radiator, power points.

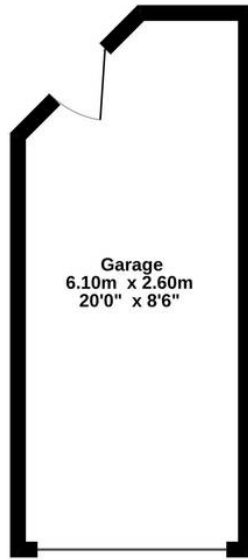
OUTSIDE

To the rear is a courtyard with a timber gate and paving ahead of the SINGLE GARAGE with metal up and over door, power and light. Glazed aluminium pedestrian door to the rear of the garage. A pathway leads down to the hidden garden which is predominantly laid to lawn with an area of paved patio, perfect for alfresco dining. Outside kitchen barbecue area. Garden pond. Some mature plants and shrubs. Timber summer house.

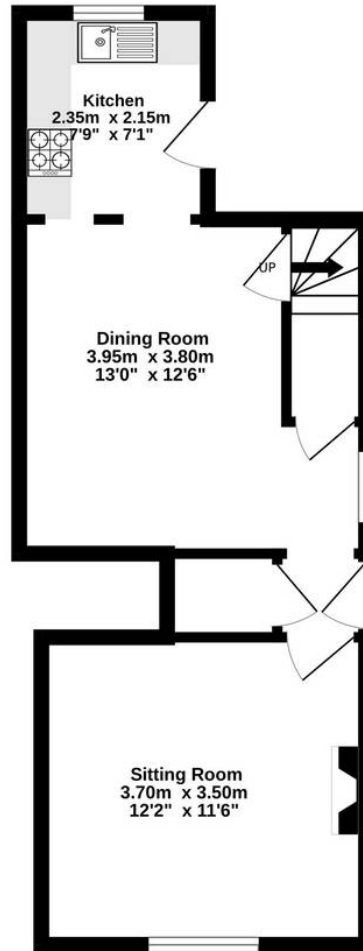




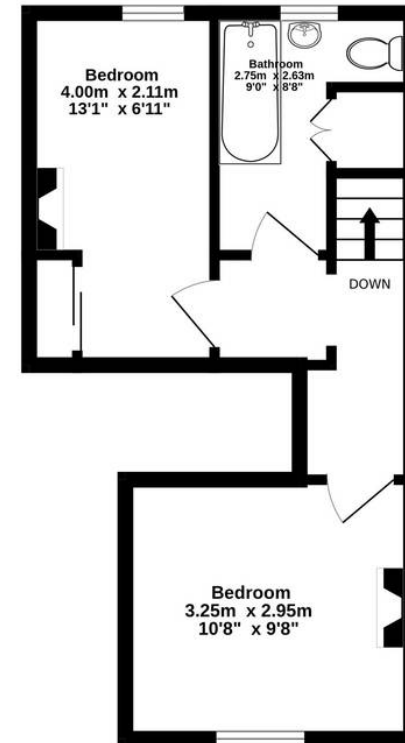
Garage
14.9 sq.m. (160 sq.ft.) approx.



Ground Floor
34.9 sq.m. (375 sq.ft.) approx.



1st Floor
28.1 sq.m. (303 sq.ft.) approx.



TOTAL FLOOR AREA : 77.8 sq.m. (838 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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