



Sea Vista



Exeter City 9.1 miles

A charming, surprisingly spacious 4 bedroom, end terrace, period Georgian house located in the centre of Starcross, a short walk to the train station and amenities offering versatile accommodation with a one bedroom ground floor annex, 3 further good sized double bedrooms (1 en-suite), sun terrace, picturesque views of the Exe estuary, garage/workshop and off road parking.

- Charming Grade II Listed 4 bedroom end-terrace Georgian house
- Spacious adaptable accommodation of over 2000 sqft
- Beautiful views along the Exe estuary
- One bedroom ground floor annex
- Sun terrace
- Off road parking space
- Short walk to train station and amenities
- EPC - D
- Council Tax Band - D
- Freehold

Guide Price £425,000

DESCRIPTION

Located in the centre of Starcross, a short walk to the train station, shops and pubs is this charming, Grade II Listed period Georgian house overlooking the Exe Estuary which comes to the market for the first time in 30 years. The property maintains a quiet and peaceful demeanour having been lovingly restored and insulated throughout. It is believed to have been built around the early 19th Century as accommodation for guests visiting Powderham Castle. The property retains a number of period features with attractive ceiling coving and cornices, sash bay windows, original fireplaces and wooden floors and was extended in Victorian times to the rear on two stories with a rebuilt extension around 2000 that includes the sun terrace.

The accommodation is spacious, adaptable and measures more than 2000sq ft, being arranged over 3 floors. It provides multi-generational living accommodation with a separate ground floor annexe which has a self-contained bedroom, kitchen and bathroom with its own entrance ideal for a young adult or granny annexe or could provide income potential. The main house has three double bedrooms, two on the ground floor and one with a large 4 piece ensuite bathroom on the third floor overlooking the estuary. This room is currently used as an AirBnB.

On the first floor, to the front is a large sitting room with a feature bay window with views of the estuary and attractive exposed wooden floor boards, original fireplace and coving.. There is a large bathroom with bath and separate shower cubicle, a small study, a dining room, and steps down to a spacious

kitchen. From the dining room a door opens onto a good-sized, south facing sun terrace ideal for BBQs and outside dining with ample space for a patio table and chairs where it is possible to enjoy the afternoon and evening sun.

OUTSIDE

To the rear of the house there is an off road parking space for one car, a garage with double wooden doors, power and light which is currently used as a workshop and there is an outside tap. From the back door there is also a small area of courtyard garden.

SERVICES

All mains.

DIRECTIONS

From Exeter, head towards Starcross and Dawlish along the A379. Pass through Kenton and continue towards Dawlish and on entering Starcross, the property is on the right hand side, just past the train station on your left and the bus stop on your right on the corner of Bonhay Road.





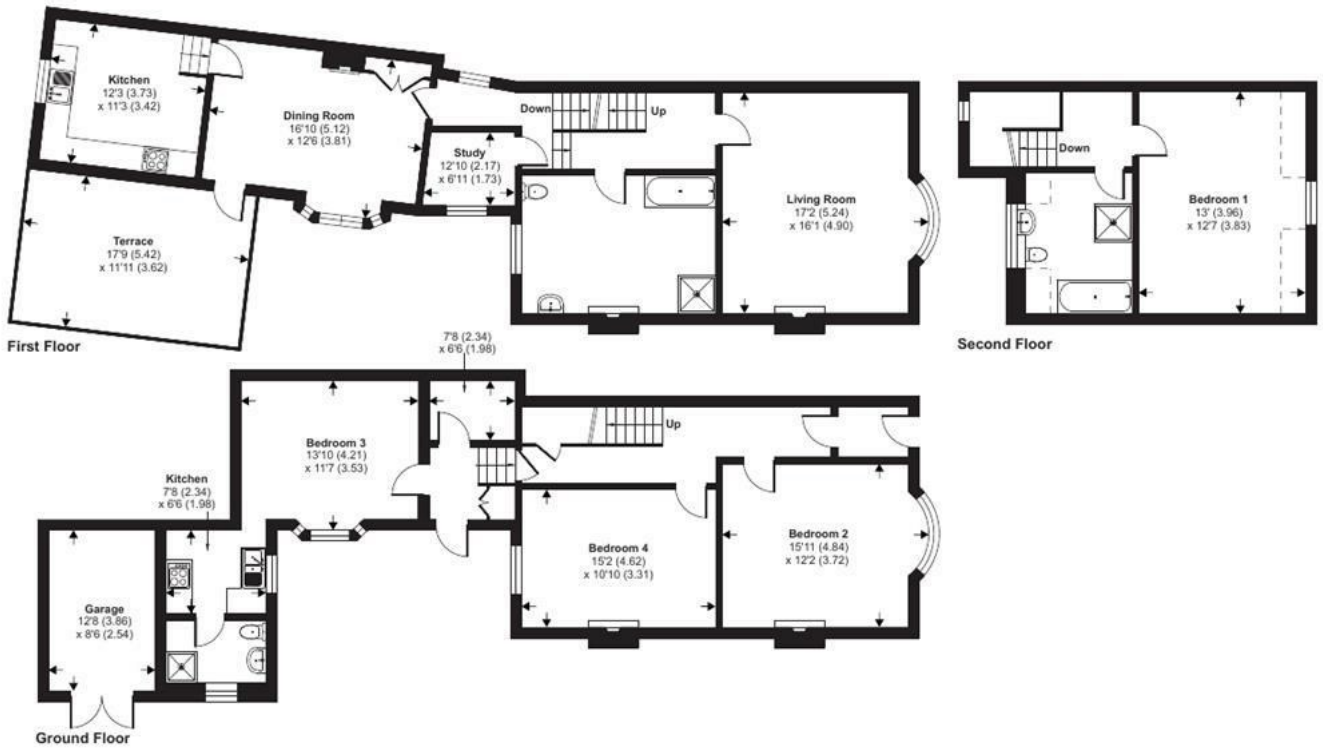
Approximate Area = 2158 sq ft / 200.4 sq m (excludes garage)

Limited Use Area(s) = 43 sq ft / 3.9 sq m

Total = 2201 sq ft / 204.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1095663

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Energy Efficiency Rating		Current	Potential
92-100	A		79
81-91	B		
69-80	C	67	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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