Courtenay Close, **Starcross**, EX6 8PL

A 3 bedroom detached bungalow situated in a popular level cul de sac within the estuary village of Starcross. The property has an enclosed garden, conservatory, central heating and requires some modernisation throughout.

FREEHOLD, COUNCIL TAX BAND - D, EPC - C.

£312,500

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FRASER & WHEELER

UPVC DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL
Radiator, hatch to the loft space, storage cupboard and doors to:

LOUNGE
uPVC double glazed window to the front and side of the property, radiator, cove ceiling and feature fireplace.

KITCHEN
Base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, radiator, hob with oven below and extractor over, wall mounted central heating boiler, uPVC double glazed door and window to the conservatory.

CONSERVATORY
uPVC windows and door leading to the garden, tap, plumbing for a washing machine, light, open to the inner porch with door to the front and inner door leading to the garage.

BEDROOM 1
uPVC double glazed window to the side, radiator and storage cupboard.

BEDROOM 2
uPVC double glazed window to the rear into the conservatory and radiator.

BEDROOM 3
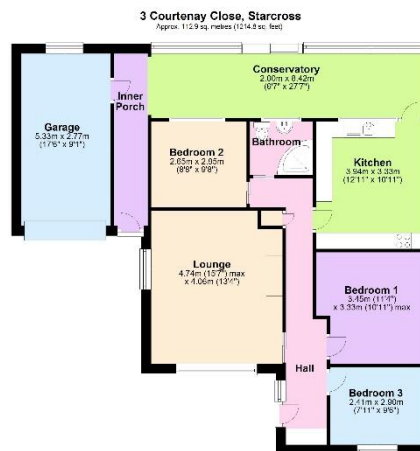uPVC double glazed window to the front and radiator.

SHOWER ROOM
Suite comprising shower enclosure, wash hand basin with storage below, WC, tiled walls and floor, heated towel rail and uPVC double glazed window.

OUTSIDE
To the front of the property is a driveway leading to the garage, level lawn with established plants trees and shrubs. To the rear is a paved patio leading to a lawned garden with greenhouse and garden shed, timber fence and hedge surround and a good degree of privacy. To the side of the property is a lean to.

GARAGE
Metal up and over door, window to the rear and light connected.

3 Courtenay Close, Starcross
Approx. 112.9 sq. metres (1214.8 sq. feet)

Conservatory
2.00m x 8.42m
(6'7" x 27'7")

Garage
5.33m x 2.77m
(17'6" x 9'1")

Inner Porch

Bathroom

Bedroom 2
2.65m x 2.95m
(8'8" x 9'8")

Kitchen
3.94m x 3.33m
(12'11" x 10'11")

Lounge
4.74m (15'7") max
x 4.06m (13'4")

Bedroom 1
3.45m (11'3")
x 3.33m (10'11") max

Hall

Bedroom 3
2.41m x 2.90m
(7'11" x 9'5")

Total area: approx. 112.9 sq. metres (1214.8 sq. feet)
3 Courtenay Close, Starcross, -