

Staplake Road, **Starcross**, EX6 8PQ



A fantastic opportunity to purchase this 3/4 bedroom detached bungalow situated on a level plot within the popular estuary village of Starcross. The property benefits from off road parking for a number of vehicles, garage, central heating, double glazing, master en suite bedroom and a wonderful enclosed rear garden with pleasant outlook over the meadow. FREEHOLD, COUNCIL TAX - E, EPC - C.

£550,000

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FRASER & WHEELER

Starcross is a popular estuary village approximately 8 miles from Exeter and conveniently located for local beaches, sailing facilities and a nature reserve. It also has a wide range of local amenities which includes a primary school, shop, public houses, chemist, doctors surgery and mainline railway station.

APPROACH

A large frontage with tarmac driveway leading to GARAGE and to bungalow providing off road parking for a number of vehicles. Borders and front garden area planted with established plants, small trees and shrubs. Side gate access to rear garden and pathway to opposite side.

FRONT PORCH

uPVC double glazed door into porch and further double glazed door into:

ENTRANCE HALL

Radiator, airing cupboard housing hot water tank, access to loft space and door to:

LOUNGE

5.02m x 4.17m (16'6" x 13'8")

uPVC box bay window overlooking the front garden, radiator, feature fireplace with electric fire and wooden mantel over. Coved ceiling and lounge opening into:

DINING ROOM

3.84m x 3.09m (12'7" x 10'2")

uPVC double glazed sliding patio doors leading out to the rear garden, radiator, serving hatch and coved ceiling.

KITCHEN

3.84m x 3.13m (12'7" x 10'3")

Matching selection of eye level and base units with roll top work surfaces over, one and half bowl sink and drainer, tiled splash backs, eye level double oven and space for fridge/freezer, dishwasher and radiator. uPVC double glazed window and door overlooking the rear garden.

BEDROOM 1

4.06m x 3.84m (13'4" x 12'7")

uPVC double glazed window overlooking rear garden, radiator, fitted wardrobes, coved ceiling and door to:

EN SUITE SHOWER ROOM

Walk in double enclosure with electric shower and glass sliding door, low level WC, bidet, wash hand basin with vanity cupboard under, shaver point, radiator and uPVC obscure double glazed window to the side aspect.

BEDROOM 2

3.45m x 2.79m (11'4" x 9'2")

uPVC double glazed window overlooking the front garden, radiator, fitted wardrobe and coved ceiling.

BEDROOM 3

3.33m x 2.79m (10'11" x 9'2")

uPVC double glazed window to the front aspect overlooking the garden, radiator and coved ceiling.





BATHROOM

Corner enclosure with shower over and glass doors, Panelled bath with tiled surround and mixer tap, pedestal wash hand basin, low level WC, part tiled walls and tiled flooring.

BEDROOM 4/STUDY

3.33m x 2.86m (10'11" x 9'5")

uPVC double glazed window overlooking the front garden, radiator, fitted wardrobes, coved ceiling and glazed door to:

UTILITY

Wall mounted boiler, space and plumbing for washing machine and tumble dryer and uPVC double glazed door opening to the side of the property.

OUTSIDE

A large frontage with tarmac driveway leading to GARAGE and to bungalow providing off road parking for a number of vehicles. Borders and front garden area planted with established plants, small trees and shrubs. Side gate access to rear garden and pathway to opposite side. The established level rear garden benefits patio area, lawn and ornamental chippings. There is a greenhouse, garden shed and a pleasant view over the meadow with oak tree running across the rear of the garden. The garden also benefits a small vegetable patch and water feature.

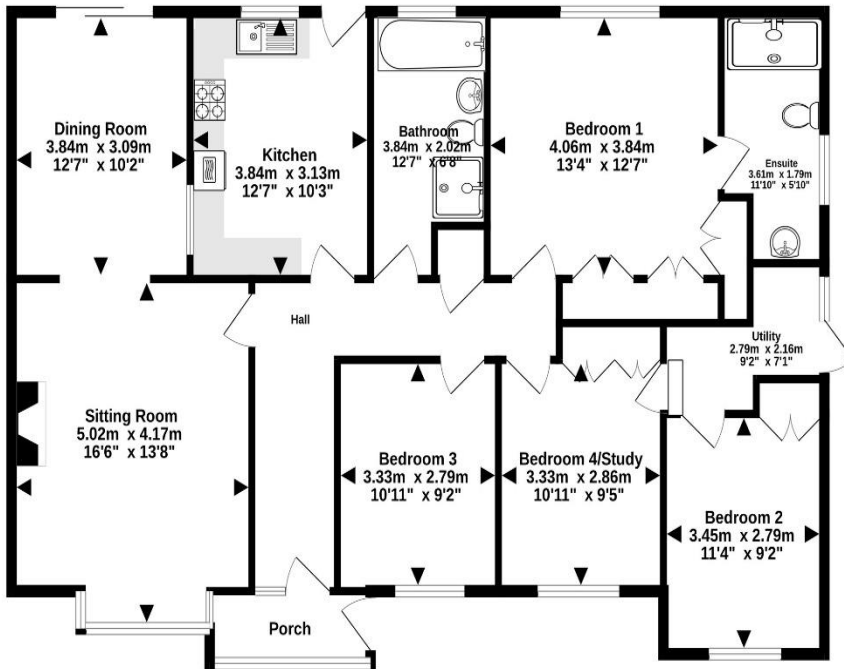
GARAGE

5.94m x 3.63m (19'6" x 11'11")

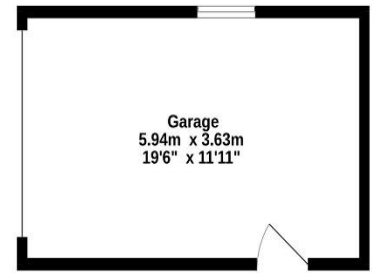
Metal up and over door with light, power, overhead storage and glazed door to the rear.



Ground Floor
123.3 sq.m. (1327 sq.ft.) approx.



Garage
21.5 sq.m. (232 sq.ft.) approx.



TOTAL FLOOR AREA : 144.8 sq.m. (1559 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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