

Southbrook, **Starcross**, EX6 8QX

An individual and spacious four bedroom dormer bungalow with fabulous outlook over the Exe Estuary. Well-presented accommodation with stunning main bedroom suite loft conversion. Large front garden with ample parking and garage.
FREEHOLD, COUNCIL TAX BAND - F, EPC - D.

£599,950

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FRASER & WHEELER

A most spacious four bedroom bungalow with lovely bright rooms and a fabulous outlook over the River Exe Estuary across to Exmouth and out to sea. The bungalow also backs and sides onto fields. The accommodation is well decorated and has been modernised over the recent years including new kitchen as well as downstairs shower room and cloakroom. The huge first main bedroom can be used as a suite if required with large bathroom and plenty of storage, again this room affords fabulous views. The large front garden is mainly lawn with long driveway and plenty of parking. The rear garden is designed for ease of maintenance with smart patios and well stocked borders. The garden backs onto fields that are used as pasture.

Entrance Hall

Panelled radiator, ceiling down light, understairs storage cupboard, built-in airing cupboard with slatted shelving and further cupboard above. Smoke detector, further down lights. Doors off to ...

Cloakroom

Modern cloakroom comprising concealed flush WC, vanity sink unit, fitted mirror, frosted uPVC window, panelled radiator, tiled floor, fully tiled walls, ceiling light.

Shower Room

Modern walk-in level shower cubicle with boiler fed shower comprising overhead monsoon shower head and hand shower attachment, corner vanity sink unit, chrome heated towel rail, fully tiled walls, frosted uPVC window, fitted mirror, ceiling down lights, extractor fan.

Bedroom 4

uPVC window overlooking the front with views across to Exmouth and the Exe Estuary. Panelled radiator, built-in

wardrobe cupboard with cupboard above with shelving. Ceiling light, panelled radiator.

Bedroom 3

uPVC window overlooking the rear garden and onto rolling farmland. Built-in wardrobe cupboards, further built-in wardrobe cupboard, panelled radiator, coved ceiling, ceiling light.

Bedroom 2

uPVC window overlooking the front, again having views across the Exe Estuary towards Exmouth. Full width built-in wardrobe cupboards and dressing table, further built-in wardrobe cupboard, panelled radiator, coved ceiling, ceiling light.

Kitchen

Fitted with a modern range of wood fronted units comprising work surface with Zanussi halogen hob, resin one and a half bowl sink unit with base unit below and integrated dishwasher, range of eye and matching base level units including drawer units, tall unit housing fridge with concealed freezer below. Tiled floor, uPVC window and door to garden, overlooking fields. Coved ceiling, ceiling down lights, built-in double oven, extractor hood.

Dining room

uPVC window overlooking the rear garden. Panelled radiator, coved ceiling, ceiling spotlights, uPVC French doors leading to the lounge, archway through to kitchen.

Lounge

Triple aspect with uPVC full width window overlooking the front garden, affording fabulous views across to the Exe Estuary and Exmouth beyond. Two panelled radiators, further uPVC windows overlooking the side. Attractive fireplace with fitted electric coal-effect fire. Ceiling lights,





wall lights, French doors to the dining room, sliding patio leading door to the conservatory.

Conservatory

uPVC windows overlooking the rear garden. Pitched roof with fitted blinds. Ceramic tiled floor. uPVC door to garden.

Bedroom 1

Dual aspect with uPVC tilt and turn windows affording views to the rear over fields, and to the front having breath-taking views across to the Exe Estuary taking in Exmouth and the sea beyond. Panelled radiators, range of built-in furniture including area with built-in wardrobe cupboards. Feature leaded light window, further panelled radiator, built-in dressing table with range of double storage cupboards under, Velux window overlooking fields behind the property. Door to ...

En Suite Bathroom

Vanity sink unit with range of cupboards under, close coupled WC, panelled bath, vinyl flooring, panelled radiator, extractor fan, ceiling down lights, Velux window overlooking rear garden.

Loft Space

Large loft space with racking, Vaillant gas fired central heating boiler and ceiling light.

Utilirly Room

White enamel one and a half bowl sink unit with drawers and cupboards under, work surface, appliance space and plumbing for washing machine, eye level unit, striplight, hatch to small loft area, built-in electric meter cupboard with consumer unit and electric meter. Space for fridge/freezer, vinyl flooring, ceiling strip light, uPVC door to the greenhouse. Door to garage.

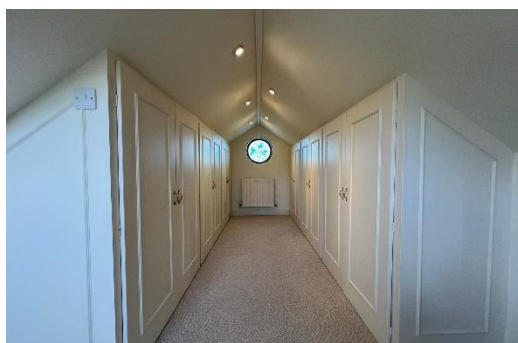
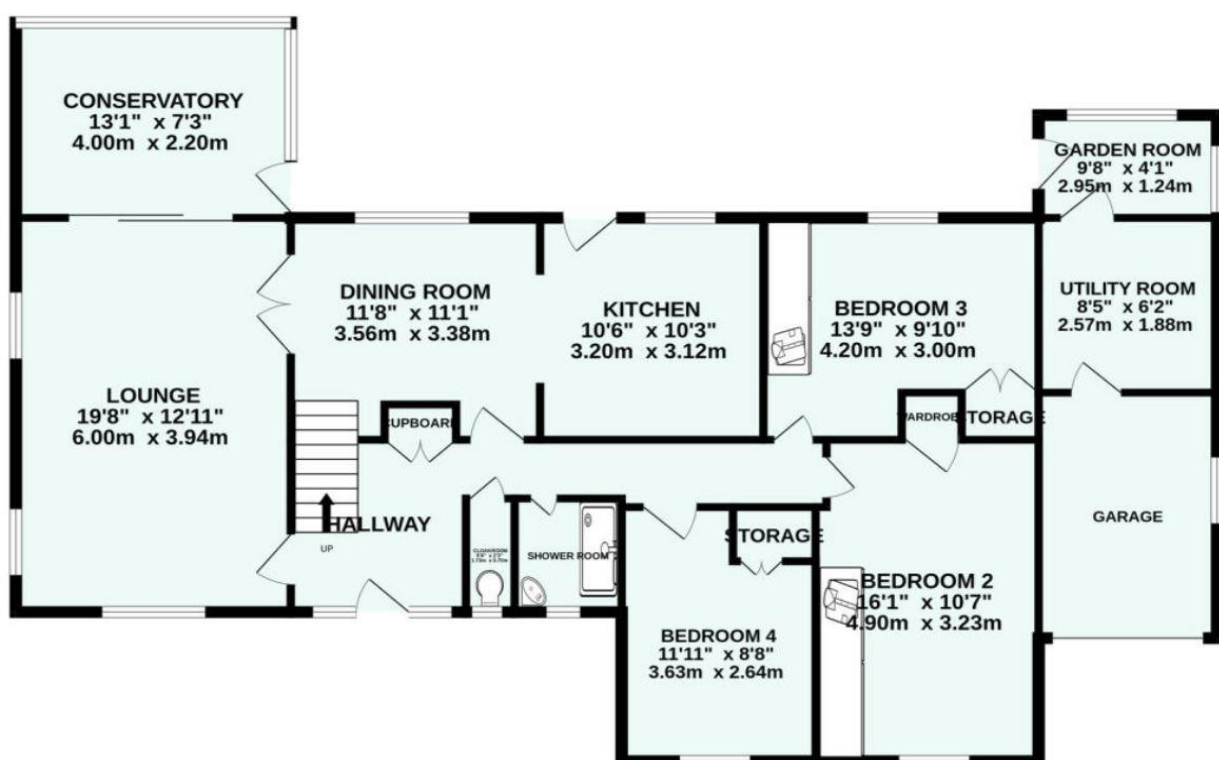
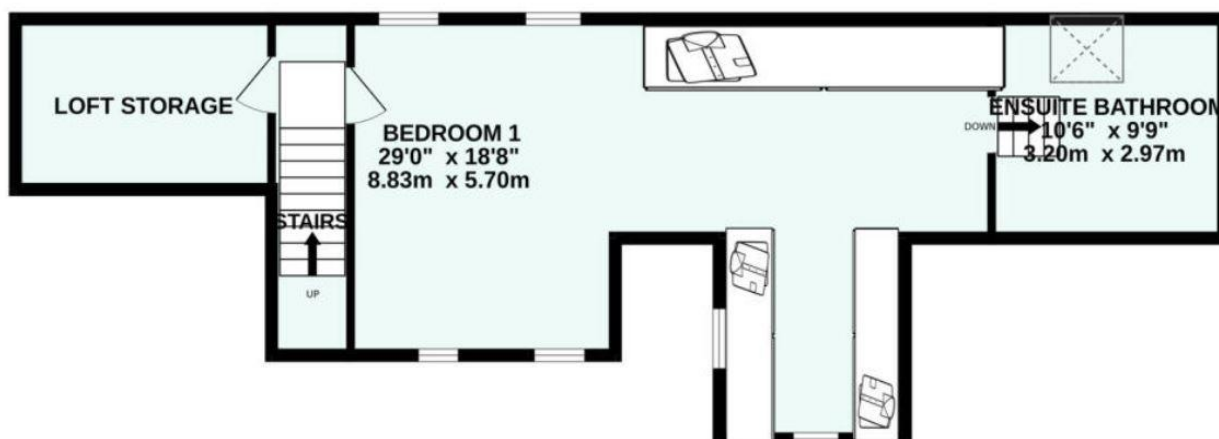
Small Garage

up and over door. Overhead storage. Window to side.

Outside

The rear garden is mainly laid to ornate patio with raised flower borders, enclosed by timber picket fencing and directly overlooking fields to the rear. Compost and bin storage area with timber gate affording access to the front. Further garden area with raised beds with mature alpines and miniature shrubs. Large timber shed, gate affording access to the front garden. The front has a large level area of lawn with well stocked borders. The driveway leads through a five bar gate and affords ample parking.





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