

Barley Walk, **Starcross**, EX6 8SE

Well-presented end link house situated in a quiet residential area in a popular estuary village. The property is finished to a high standard with uPVC double glazing and gas central heating. Entrance Hall, Cloakroom, Living Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Attractive Garden, Garage. FREEHOLD, COUNCIL TAX BAND - C, EPC - C.

OIEO £250,000

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FRONT DOOR TO

ENTRANCE HALL

Radiator, telephone point and door to:

CLOAKROOM

uPVC opaque double glazed window to the front aspect, white suite comprising vanity wash hand basin and WC with hidden cistern, radiator.

DINING ROOM

Radiator, stairs to the first floor, uPVC double glazed double door opening onto the rear garden, doors to:

KITCHEN

Irregular shape room fitted with a range of wood fronted base cupboard and drawer units with matching eye level units and corner display shelves. Worktop space with concealed lighting, tiled splashbacks and 1½ bowl stainless steel sink unit with mixer tap, integrated fridge/freezer and washing machine, built-in eye level electric oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to the side aspect.

LIVING ROOM

A double aspect room with uPVC double glazed window to the front, fire surround and hearth, radiator, TV point. uPVC double glazed sliding door to:

CONSERVATORY

uPVC double glazed windows and double doors leading to the garden.

FIRST FLOOR LANDING

A light, double aspect area with uPVC double glazed windows with some views to the nearby countryside, radiator, doors to:

BEDROOM 1

A spacious and irregular shaped room with uPVC double glazed window to the side aspect, built-in double wardrobe with full-length sliding doors, hanging rails and shelving, radiator.

BEDROOM 2

uPVC double glazed window to the rear aspect, fitted wardrobe along one wall with full-length part-mirrored sliding doors, hanging rails and shelving, radiator.

BEDROOM 3

uPVC double glazed window to the front aspect and radiator.

BATHROOM

Three piece white suite comprising 'P' shaped panelled bath with shower attachment mixer tap and folding glass screen, pedestal wash hand basin, WC with hidden cistern, tiling to two walls, heated towel rail, mirrored bathroom cabinet, uPVC opaque double glazed window to the front.





OUTSIDE

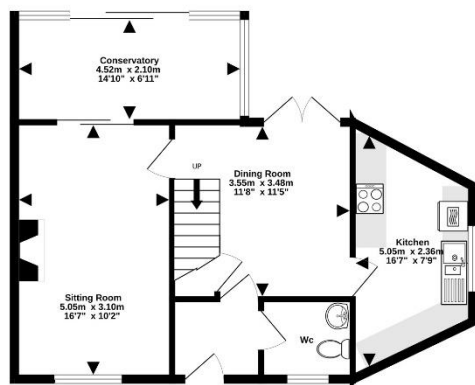
To the front and side of the property are flower and shrub borders. The attractive rear garden benefits from the afternoon and evening sun and is level and laid to artificial lawn with a gravelled seating area and flower and shrub border.

GARAGE

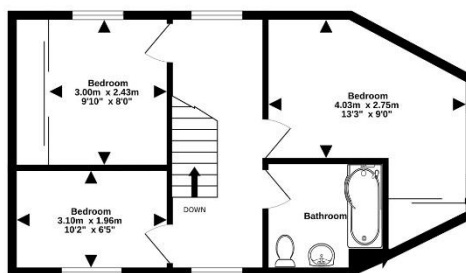
Situated in a block nearby is a single Garage with parking in front.



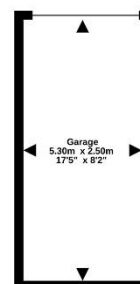
Ground Floor
93.5 sq.m. (200 sq.ft.) approx.



1st Floor
42.5 sq.m. (927 sq.ft.) approx.



Garage
13.3 sq.m. (287 sq.ft.) approx.



TOTAL FLOOR AREA : 107.4 sq.m. (1156 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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