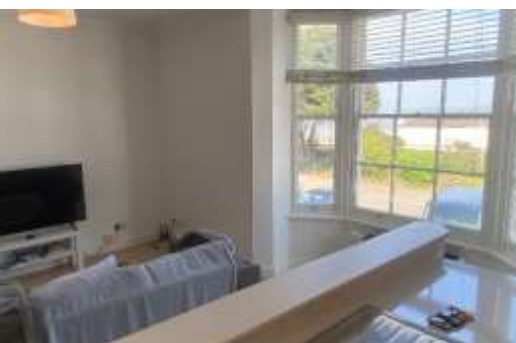


The Strand, **Starcross**, EX6 8PP



Views of the estuary can be enjoyed from this well presented first floor flat conveniently located for the range of amenities offered by this popular village. In particular it offers excellent transport links to Exeter.

Open plan living room/kitchen, double bedroom, bathroom.

Tenure: Leasehold. Council Tax Band: EPC: C

£125,000

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Location

Situated in the heart of the village and close to the river the property offers the opportunity for fishing, kayaking and other water sports. It is also located on a level cycle route offering a gentle ride to the beach, or Exeter in the opposite direction, past a selection of well renowned pubs. There are beautiful walks around the country lanes and the picturesque estate of Powderham Castle to be enjoyed.

The property is also well located for the range of facilities offered by the village including schools, doctors surgery, general store, chemist, church and pubs as well as regular bus and rail services.

Accommodation

The property is situated on the first floor of this Grade II listed building and offers freshly painted accommodation fitted with double glazed windows and gas central heating with radiators to all principal rooms.

Access to the flat is via the communal stairs to the first floor. Entry to the flat is in to the reception hall with all rooms off. The open plan living space enjoys a bright open outlook from the large bay window to the estuary. The kitchen is on a raised area and is fitted with a comprehensive range of base and wall units with built in electric oven and gas hob and space for appliances. The double bedroom has a window to the side and the bathroom is fitted with a white suite.

Tenure

The flat is leasehold with a new lease being created. It will also own a share of the freehold with maintenance being split between 3 flats.

Measurements

Living Room/ Kitchen

5.99m x 3.61m (19'8" x 11'10")

Bedroom

4.00m x 2.80m (13'1" x 9'2") plus recess



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