

Well Street, **Starcross**, EX6 8QH



Delightful period cottage in a quiet, tucked away street in the heart of this well served and popular village on the Exe Estuary. It offers excellent transport links to Exeter with the beach, countryside and a range of recreational activities nearby.
Beautiful sun trap garden and superbly presented accommodation comprising; Sitting Room, Dining Room, Kitchen, Bathroom, 3 Bedrooms. Useful Store with power.
Tenure: Freehold. Council Tax Band: C. EPC: E

£275,000

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Location

Situated a few yards from the river and close to open countryside the cottage offers the opportunity for fishing, kayaking and other recreational activities. It is also located just off a level cycle route offering a gentle ride to the beach, or Exeter in the opposite direction, past a selection of well renowned pubs. The bowls club is just a few yards away and 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

This delightful period cottage has been sympathetically updated and improved in recent years and offers well presented accommodation fitted with electric heating and uPVC double glazing.

The ground floor is finished with slate flooring and period style latch wood doors lead to each room. Entry to the property is via the porch which in turn leads to the cosy sitting room. The dining room connects to the kitchen and has a log burner to heat the whole cottage on cold winter evenings. The space in the kitchen has been well utilised with a combination of wood and slate worktops and shelving for storage. There is space for an electric cooker, slimline dishwasher and fridge freezer. The washing machine and tumble dryer are kept in the rear porch. The bathroom is fitted with a modern white suite with an electric shower over the bath and complimentary tiling to the walls.

On the first floor are three well proportioned bedrooms with the main being a generously sized double with built in cupboard and a pleasant outlook to the front aspect. The second is also a double with the outlook to the front and the third is a comfortable single room with plenty of room for furniture and looks onto the rear garden.

Outside

There is a small, low maintenance area to the front. The rear garden is a beautiful feature of the property with well stock borders around a level lawn with a rockery to one corner. Paved patio and decked areas provide the ideal, secluded place to relax in the sun and enjoy this peaceful setting. At the foot of the garden is a useful store, which could make a workshop as it has power connected. There is a bin store and further store and a gate provides access past the neighbouring cottage to the road.

Measurements

Sitting Room

3.0m x 3.33m (12'2" x 10'11")

Kitchen/Dining Room

6.91m x 2.71m (22'8" x 8'11") maximum

Bathroom

1.84m x 1.65m (6'0" x 5'5")

First Floor

Bedroom 1

3.99m x 3.56m (13'1" x 11'8")

Bedroom 2

2.91m x 2.72m (9'7" x 8'11")

Bedroom 3

2.95m x 2.36m (9'8" x 7'9") maximum



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