

The Strand, **Starcross**, EX6 8PA



A stunning 3 bedroom cottage with parking and lovely Estuary views situated on the Strand in Starcross. The property is in excellent condition throughout and benefits from a large garden and good size summerhouse/garden studio.

LEASEHOLD, COUNCIL TAX BAND - B AND EPC - C.

Guide Price £350,000

01626 862379

www.fraserandwheeler.co.uk

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FRONT DOOR TO:

ENTRANCE HALL

Tiled floor, radiator, wood panelling to half height on walls, stairs to the first floor and doors to:

SITTING ROOM

uPVC double glazed window to the front, radiator and wood style flooring.

DINING ROOM

Continuation of the wood style flooring, radiator and double doors open to:

KITCHEN

A lovely bright modern kitchen with base and eye level units, work surfaces over, under lighting, electric hob with oven below, stainless steel sink unit, tiled floor, spot lights, radiator, fitted fridge/freezer and uPVC double glazed windows and door to the rear.

UTILITY ROOM

uPVC double glazed window and door leading to the rear, wall mounted gas central heating boiler and space for a washing machine.

FIRST FLOOR LANDING

Fitted storage cupboard and doors to:

BEDROOM 1

Radiator, uPVC double glazed window to the front with stunning views over the Exe Estuary.

BEDROOM 2

uPVC double glazed window to the rear and radiator.

BEDROOM 3

Radiator, uPVC double glazed window to the front with stunning views over the Exe Estuary.

BATHROOM

Modern suite comprising bath with Telephone style mixer tap and glass screen over, WC, wash hand basin with storage below, heated towel rail, extractor fan and obscure uPVC double glazed window to the rear.



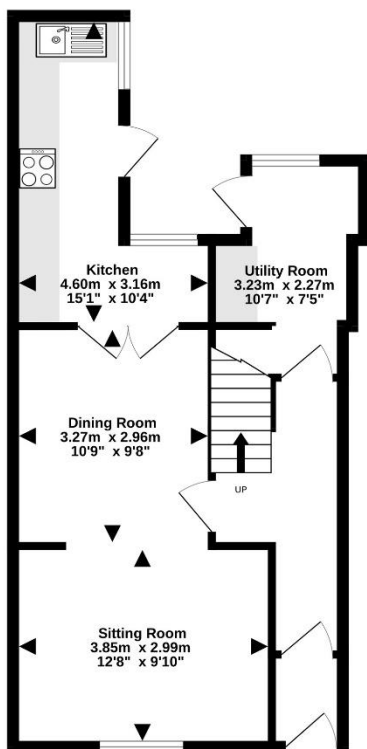


OUTSIDE

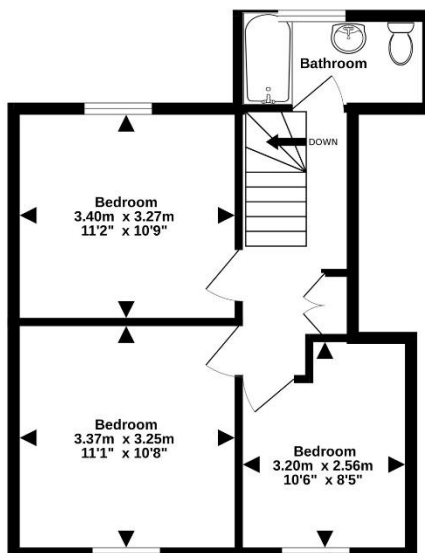
To the front of the property is a paved area suitable for parking for a small car. To the rear of the property directly accessed from the kitchen is an open covered seating area that is paved and provides an excellent entertaining space. from the courtyard a rear access gate leads down a communal pathway to the main body of the garden. The main garden is deceptively spacious and mainly laid to lawn with a good degree of privacy. the garden has an abundance of mature trees, plants and shrubs and a wonderful summer house/garden studio with wood burning stove that offers additional space for a variety of uses.



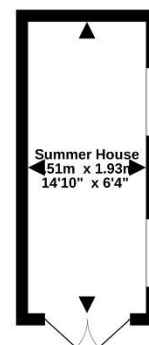
Ground Floor
44.8 sq.m. (482 sq.ft.) approx.



1st Floor
40.0 sq.m. (431 sq.ft.) approx.



Outbuilding
8.7 sq.m. (94 sq.ft.) approx.



TOTAL FLOOR AREA : 93.5 sq.m. (1007 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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