



5 Masons Mews New Road, Starcross

Offers Over £210,000

DART &
PARTNERS

Established 1971



5 Masons Mews New Road

Starcross, Exeter

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- MID TERRACED TOWN HOUSE WITH ACCOMMODATION OVER THREE LEVELS
- SITUATED IN A LEVEL LOCATION WITHIN THE POPULAR ESTUARY VILLAGE OF STARCROSS
- ENTRANCE HALLWAY, G/F CLOAKROOM
- OPEN PLAN LIVING ROOM KITCHEN DINER
- TWO BEDROOMS
- FAMILY BATHROOM
- CARPORT PARKING
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- A FANTASTIC FIRST TIME BUY OR "LOCK UP AND LEAVE"
- EARLY VIEWING HIGHLY RECOMMENDED



An exciting opportunity to purchase this two bedroom mid terrace town house with accommodation over three levels, situated in a level location within the popular estuary village of Starcross. With accommodation briefly comprising; entrance hallway, G/F cloakroom, open plan living room kitchen diner, two bedrooms, family bathroom, carport parking, uPVC double glazing and gas central heating. A fantastic first time buy or "lock up and leave". An early viewing comes highly recommended. Obscure double glazed timber front door into

RECEPTION HALL

With stairs rising to the first floor. Timber door leading out to the carport. Radiator. Under stairs storage cupboard. Door to...

CLOAKROOM

White suite comprising low level WC, inset wash hand basin set into vanity unit, tiled splash back, radiator, wall mounted gas boiler supplying domestic hot water and gas central heating, extractor fan, wall mounted consumer unit.

FIRST FLOOR LANDING

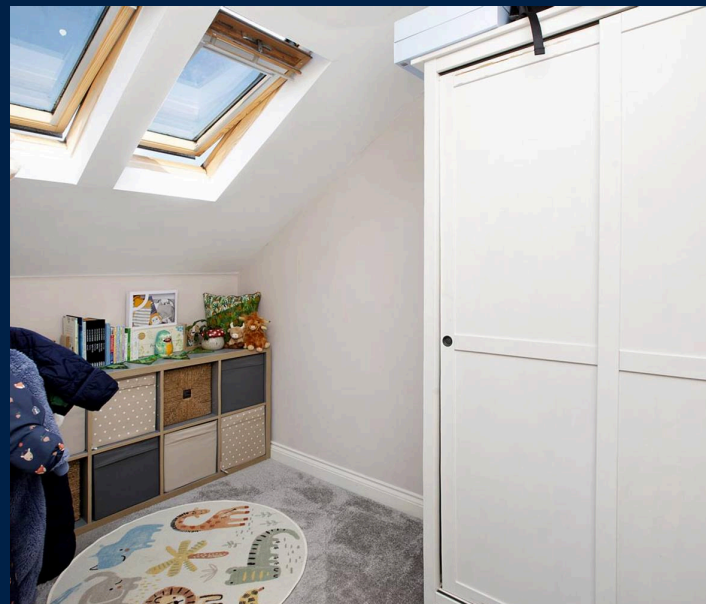
Radiator. Timber door opening into...

SITTING ROOM

With uPVC double doors opening to Juliet balcony to the rear. Radiator, power points, TV aerial connection point, space for dining table and chairs.

KITCHEN

With modern range of shaker style wall and base units with square edge work surface over, integrated electric oven, four burner gas hob with stainless steel extractor canopy above, space and plumbing for dishwasher, inset one and a half bowl stainless steel sink drainer, space for upright fridge freezer, tiled splash backs, uPVC double glazed window to front.



SECOND FLOOR LANDING

With power points, loft access hatch. Door to...

BEDROOM TWO

With two Velux windows with built in blinds to front. Radiator, power points.

FAMILY BATHROOM

White suite comprising low level WC, pedestal wash hand basin, panelled bath with mains fed shower over, glazed shower screen, tiled splash backs, radiator, extractor fan, ceiling spotlights, vanity mirror and light with shaver socket.

BEDROOM ONE

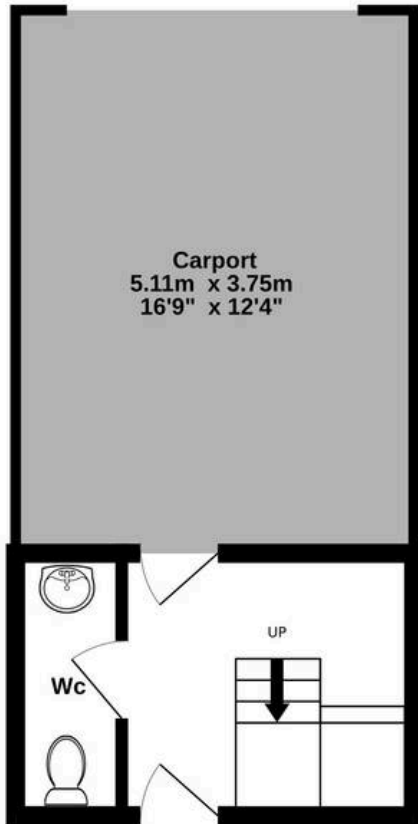
uPVC double glazed window to rear. Radiator, power points, TV aerial connection point.

OUTSIDE

To the rear is a PARKING SPACE ahead of the CARPORT which provides a covered parking space and also has space and plumbing for a washing machine and further appliance space if necessary. Power points, light and outside water tap. Offering plenty of space for bikes, wheelie bins etc.



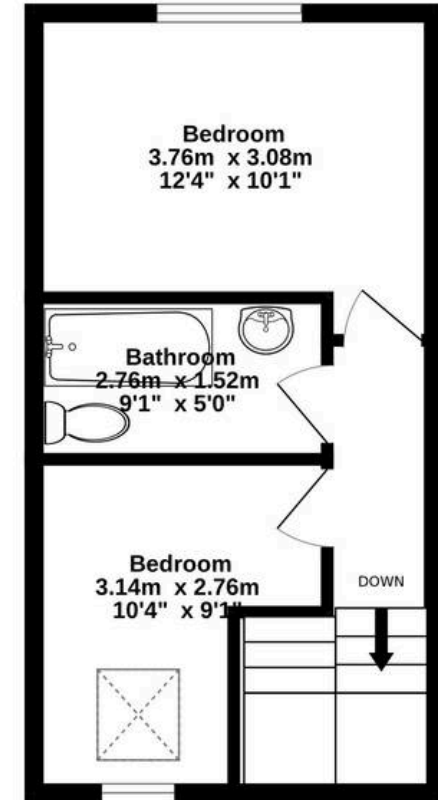
Ground Floor
9.3 sq.m. (100 sq.ft.) approx.



1st Floor
28.5 sq.m. (306 sq.ft.) approx.



2nd Floor
27.6 sq.m. (297 sq.ft.) approx.



TOTAL FLOOR AREA : 65.3 sq.m. (703 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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