

Counties Cescent, **Starcross**, EX6 8EJ



Well presented house benefitting from an excellent position in a popular village on the Exe Estuary with regular transport links to Exeter. Fitted with uPVC double glazing it comprises: Entrance Lobby, Living Room, Conservatory, Kitchen/Breakfast Room, 2 Double Bedrooms and Bathroom. Enclosed Sunny Garden. Parking Space.
Tenure; Freehold. Council Tax Band: B. EPC: tbc

£220,000

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Location

Situated in a quiet road, just a few yards from open countryside and close to the river, the property offers the ideal location for a range of recreational activities. It is also close to 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 offers well presented accommodation with uPVC double glazing and electric heating. Entry to the property is via an entrance lobby with useful cloaks cupboard. The living room enjoys an outlook to the front and is warmed by a wall mounted electric heater. Stairs lead to the first floor and door opens through to the kitchen/breakfast room. It is fitted with a range of base and wall units with space for appliances and a useful breakfast bar. A door leads through to the conservatory which provides useful additional living space and access to the garden. On the first floor are two double bedrooms, both of which enjoy a pleasant outlook with the distant countryside visible from the main bedroom which also houses the airing cupboard. From the second bedroom are glimpses of the estuary. The bathroom is fitted with a white suite with a walk-in shower enclosure.

Outside

To the front of the property is a low maintenance area of garden laid to gravel. The rear garden enjoys a good degree of privacy and provides a great place to relax and enjoy the afternoon and evening sun. It is enclosed by fencing and has artificial grass. There is a useful garden shed. A gate provides access to the rear.

Parking

The property has the benefit of an allocated parking space to the front.

Measurements

Living Room

16'1" x 12'4" (4.90m x 3.76m)

Kitchen/Breakfast Room

12'4" x 8'11" (3.76m x 2.72m)

Conservatory

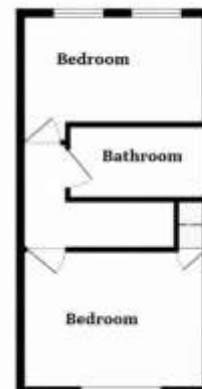
2.76m x 1.92m (9'1" x 6'4")

Bedroom 1

12'4" x 9'0" (3.76m x 2.74m)

Bedroom 2

12'4" x 7'5" (3.76m x 2.26m)



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