

Longfield Road, **Starcross**, EX6 8PJ

This spacious and individual detached bungalow on a lovely plot in a quiet and level location on the edge of the village. It is close to the banks of the Exe Estuary and bus stop, and just a few minutes level walk from village shops, pubs, the church, a pitch and putt course and mainline railway station. There is even a regular passenger ferry to Exmouth during the summer months. There is gas central heating, uPVC double glazing and good-sized rooms. There are secluded level gardens to the front and rear of the property. It is deceptively spacious and an internal inspection is highly recommended. FREEHOLD, COUNCIL TAX BAND - E, EPC - E.

£475,000

01626 862379

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**FRASER & WHEELER**

### **FRONT PORCH**

uPVC porch leading into:

### **ENTRANCE HALLWAY**

Parquet flooring, radiator, telephone point, coved ceiling and dado rail.

### **LOUNGE**

Cast Iron fireplace and surround with gas fire, radiator, uPVC window to front and coved ceiling.

### **BEDROOM 1**

Range of built in wardrobes, radiator, access to loft, uPVC window to front.

### **KITCHEN/DINING ROOM**

Kitchen area: Extensive range of wooden floor and wall cupboards, double stainless sink with single drainer, laminate rolled edge worktops, dual power range cooker, integrated fridge, plumbing for dishwasher, under cupboard lighting, spotlights, tiled flooring, uPVC window overlooking the rear garden, door to inner hall. Dining area: Parquet flooring, two radiators, uPVC French door to the garden.

### **INNER HALL**

Doors to:

### **SHOWER ROOM**

Fully tiled cubicle with glazed door and electric shower fitted, extractor fan. Radiator.

### **BATHROOM**

Panelled bath, wash basin, W.C, radiator, part tiled walls, obscure glazed uPVC window, radiator, airing cupboard, shelved store cupboard.

### **BEDROOM 2**

Radiator, wall lights, uPVC window overlooking the rear.

### **BEDROOM 3**

Radiator, uPVC window.

### **BEDROOM 4**

Radiator, uPVC window.

### **REAR LOBBY (OFF THE KITCHEN)**

Door to W.C with wash basin. Doors to:

### **DOUBLE GARAGE**

Up and over door, power and light connected.

### **UTILITY ROOM**

Space for freezer, range of cupboards, stainless steel single drainer sink, plumbing for washing machine.

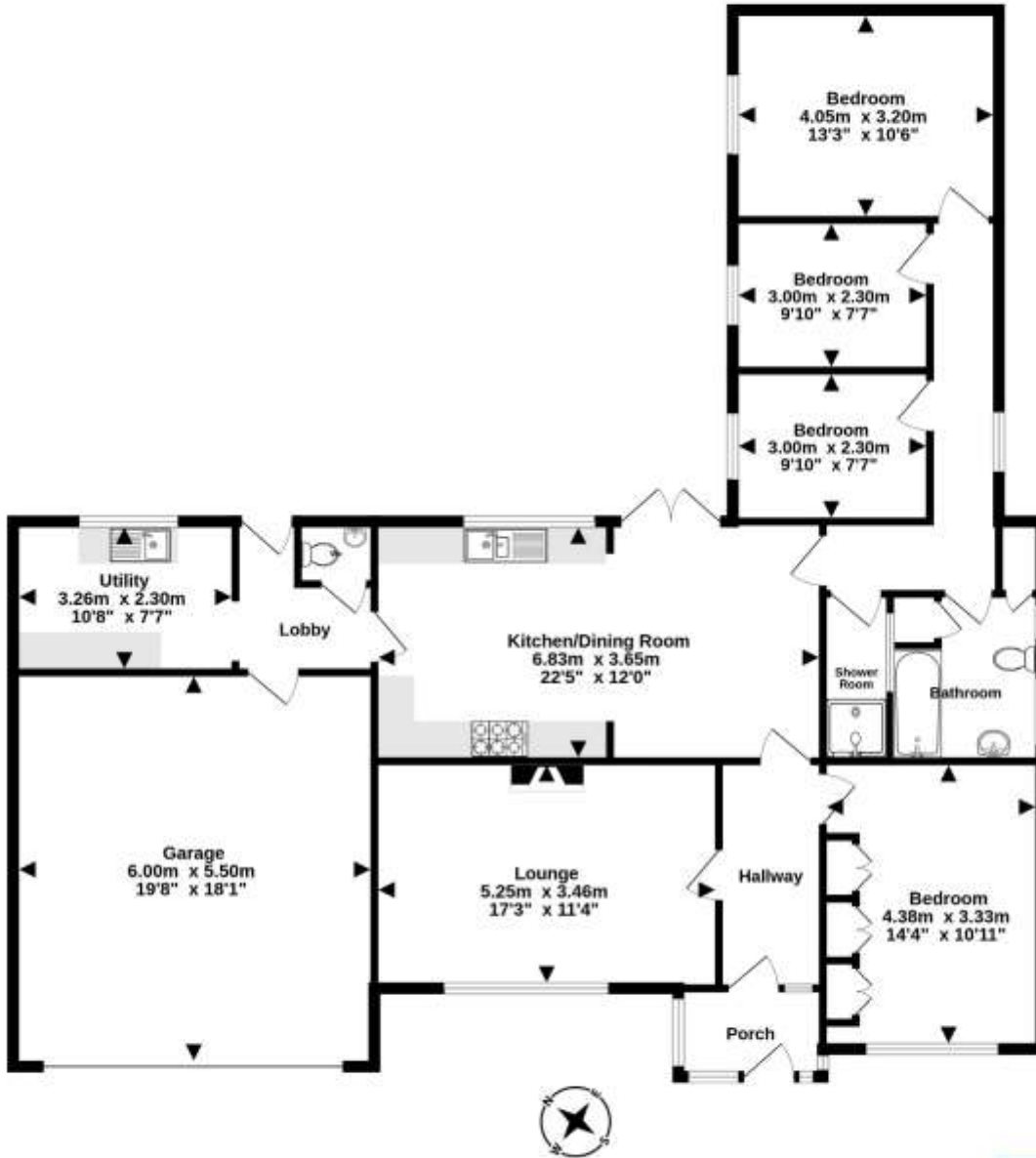
### **OUTSIDE**

There are lovely level gardens to the front and rear. Lawns, flower beds, large greenhouse, shed, pergola, sun terrace and shrubs. Space for several vehicles. Secluded from the road with wooden gates and hedging.





**Ground Floor**  
**154.9 sq.m. (1667 sq.ft.) approx.**



**TOTAL FLOOR AREA : 154.9 sq.m. (1667 sq.ft.) approx.**

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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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