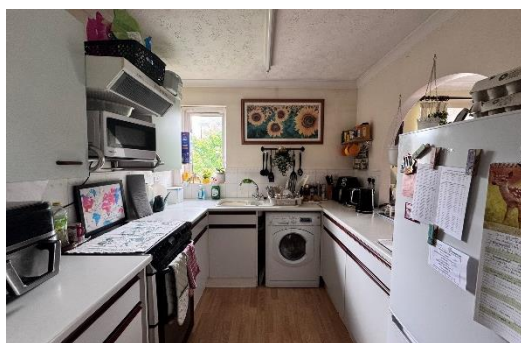


Royal Way, **Starcross**, EX6 8EQ

Light and spacious first floor two bedroom flat in a central location with good access to all the village amenities including a train link, easy access to local beaches and a ferry service across to Exmouth. This lovely property features; large L-shaped living/dining room with archway through to a good sized kitchen, two good sized bedrooms and bathroom. Outside the property has use of a communal garden area and allocated parking space. The property will be sold Chain Free.

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

£149,950

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

APPROACH

Covered entrance with glass panel front door to entrance lobby.

ENTRANCE LOBBY

Small entrance lobby with stairs to first floor. Coat hanging space.

FIRST FLOOR LANDING

Stairs from entrance lobby to first floor landing. Hatch to loft space. Door to slim storage cupboard. Further door to airing cupboard complete with shelving. Glass panel door to living/dining room. Doors to bedroom 1 and bathroom.

L SHAPED LOUNGE/DINING ROOM

Light and spacious L shape room with large feature bay Upvc double glazed windows to side aspect. TV and telephone points. Feature archway opening through to the kitchen. Door to bedroom 2.

KITCHEN

Attractive kitchen with Upvc double glazed window. Fitted kitchen with range of base, wall and drawer units. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and ceramic hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Recess spotlights.

BEDROOM 1

Spacious double bedroom with Upvc double glazed window. Folding mirror doors to deep over stair wardrobe complete with hanging rail and shelf.

BEDROOM 2

Further spacious double aspect room with Upvc double glazed windows.

BATHROOM

Upvc double glazed window with obscure glass. Coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap with shower head attachment. Part tiled walls.

OUTSIDE

COMMUNAL GARDEN Communal garden area located close to the property laid to lawn and enjoying a southerly aspect. Private external storage cupboard. **PARKING** Allocated parking space.



19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01 626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk

