



1 Longfield, Starcross

Offers in Region of £220,000





1 Longfield

Starcross, Exeter

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- END OF TERRACE PROPERTY SITUATED IN A POPULAR LEVEL LOCATION WITHIN STARCROSS
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- RECEPTION HALL, SITTING ROOM
- KITCHEN DINER, REAR LOBBY, WC
- THREE BEDROOMS, FAMILY BATHROOM
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- COURTYARD GARDEN
- DRIVEWAY PARKING AND GARAGE
- FURTHER POTENTIAL TO CREATE A REAR GARDEN
- NOTE: THE PROPERTY IS SUBJECT TO THE THREE YEAR DEVON RULE



Offered to the market with No ONWARD CHAIN is this three bedroom end of terrace property situated in a popular level location within Starcross. The accommodation briefly comprises; reception hall, sitting room, kitchen diner, rear lobby, WC, three bedrooms, family bathroom, uPVC double glazing, gas central heating, courtyard garden, driveway parking and garage, further potential to create a rear garden by removing the garage. The property is subject to the three year Devon rule which states that the property can only be sold to person/s who have lived or worked in Devon for the last three years.

Call now to register your interest.

Obscure glazed uPVC front door with matching side window into...

GENEROUS RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Plenty of space for hats, shoes and coats. Power points, telephone socket. Useful under stairs storage cupboard. Radiator.

Multi-paned timber door through to...

SITTING ROOM

Dual aspect with uPVC double glazed window to front and uPVC double glazed bay window to side. Radiator, power points, TV aerial connection point.

Multi-paned timber door through to...

KITCHEN DINER

With uPVC double glazed window to front and multi-paned timber door to rear. Range of matching wall and base units with roll top work surface over, inset one and a half bowl composite sink drainer, space and plumbing for washing machine and dishwasher, space and plumbing for gas cooker with stainless steel extractor canopy above, tiled splash backs, power points, space for fringe freezer, radiator.





REAR LOBBY

Obscure uPVC double glazed door, power point. Doorway through to...

CLOAKROOM

With mid level WC, radiator, tiled splash backs, obscure uPVC double glazed window to rear.

FIRST FLOOR LANDING

Two uPVC double glazed windows to front, power points, loft access hatch.

FAMILY BATHROOM

With obscure uPVC double glazed window to front, white suite comprising low level WC, inset wash hand basin into vanity unit, panelled bath with wall mounted electric shower, folding glazed shower screen, tiled splash backs, white ladder heated towel rail, shaver socket.

BEDROOM THREE

uPVC double glazed window to front, radiator, power points, telephone socket.

Door to airing cupboard with wall mounted gas boiler supplying domestic hot water and gas central heating.

BEDROOM ONE

With uPVC double glazed window to rear, radiator, power points, built in storage cupboards with timber shelving.

BEDROOM TWO

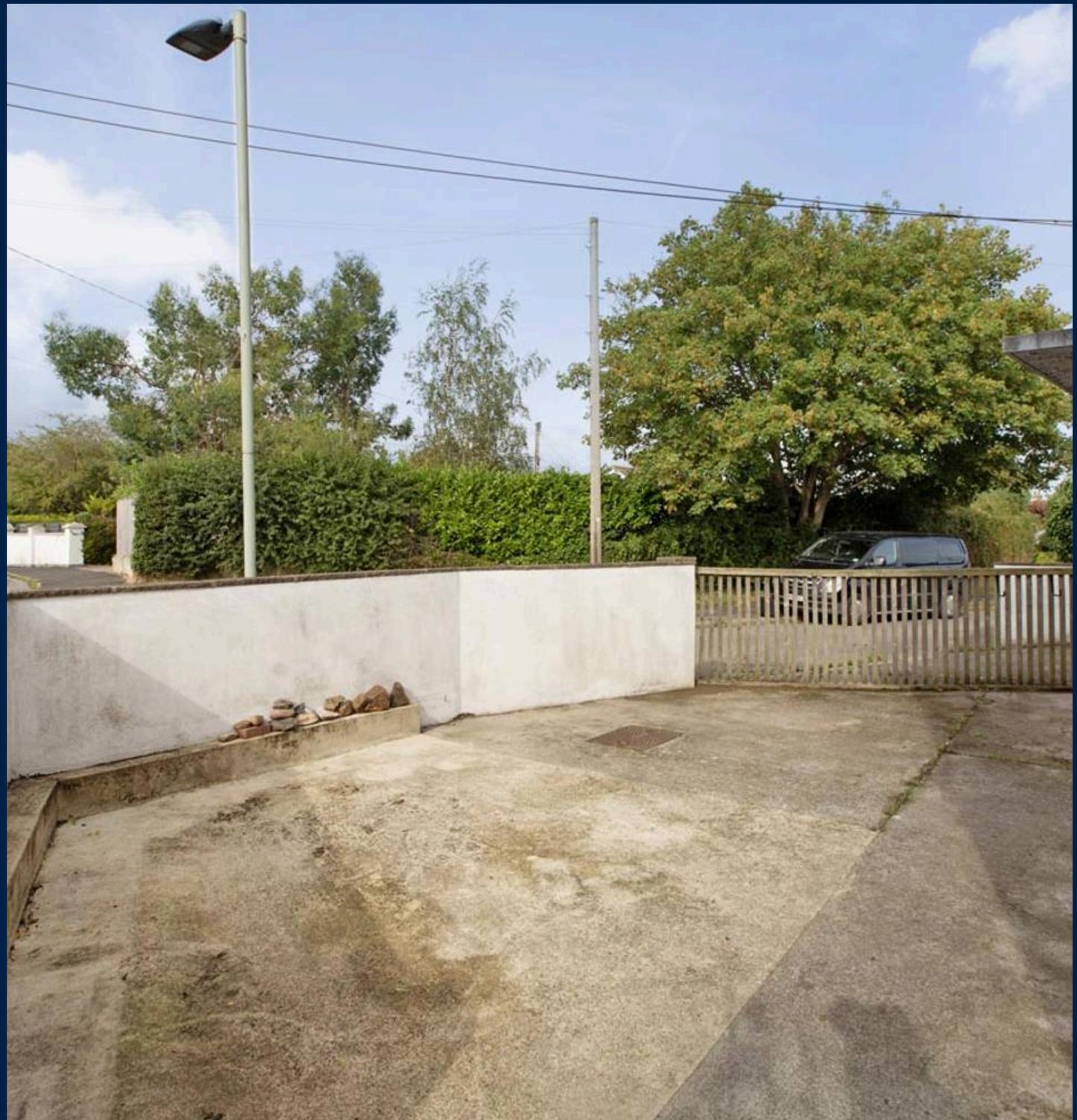
uPVC double glazed window to side, radiator, power points, built in storage cupboards with timber shelving, TV aerial connection point.

OUTSIDE

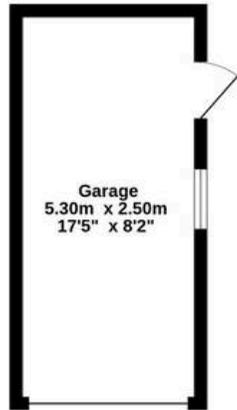
To the front of the property there is a generously sized area of hardstanding, perfect for OFF ROAD PARKING or to be used for decorative plant pots etc. DRIVEWAY PARKING



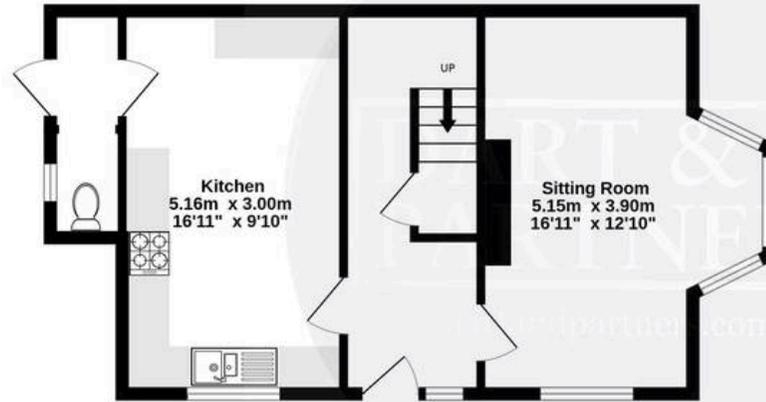
ahead of the Single Garage with metal up and over door, courtesy door to rear, power and light. Area of paved patio to the side of the property.



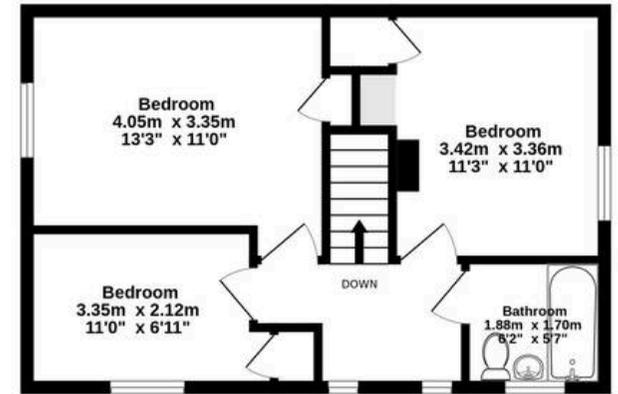
Garage
13.3 sq.m. (143 sq.ft.) approx.



Ground Floor
44.3 sq.m. (476 sq.ft.) approx.



1st Floor
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA : 97.0 sq.m. (1044 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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