

The Strand, **Starcross**, EX6 8PA

A spacious modern link detached home situated in a tucked away location in the centre of Starcross. The property benefits from a delightful garden and deceptively spacious accommodation which has to be viewed to be appreciated. Spacious Hall * Lounge * Kitchen/Breakfast Room * 2 Double Bedrooms * Bathroom and en suite shower room * Garden * Garage *.

FREEHOLD, COUNCIL TAX BAND - D, EPC - C.

£325,000

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FRASER & WHEELER

FRONT DOOR TO

RECEPTION HALL

A spacious room with radiator, coved ceiling, stairs leading to the first floor with under stairs storage and doors to:

KITCHEN/DINING ROOM

Matching base and eye level units with wood block work surfaces over, stainless steel sink unit, gas hob with extractor hood, fitted oven and microwave, fridge, freezer, washing machine and dishwasher, wall mounted gas central heating boiler, radiator, uPVC double glazed window to the front and side. door to the driveway.

SITTING ROOM

Radiator, feature wood burner, coved ceiling, uPVC double glazed window to the front and double doors lead to the garden.

FIRST FLOOR LANDING

Glass and wood balustrade, loft hatch and doors to:

BEDROOM 1

A spacious room with uPVC double glazed windows to the front and side, coved ceiling, fitted wardrobes to one wall, radiator and door to:

EN SUITE SHOWER ROOM

Suite comprising shower enclosure, WC, wash basin set in a vanity unit, mirror with light, heated towel rail, tiled walls and floor.

BEDROOM 2

Radiator, uPVC double glazed window to the front and coved ceiling.

BATHROOM

Suite comprising curved bath with shower and screen over, WC and wash hand basin in a set unit with storage, obscure uPVC double glazed window to the front, heated towel rail, tiled walls and floor.

OUTSIDE

To the front of the property is a gravelled driveway with access to the front and gated access to the garden. The garden is a real feature of the property with paved patio, pergola, raised decking, areas of decorative gravel and wood chippings with an abundance of established plants, trees and shrubs, the garden is mainly walled and has access to the garage.



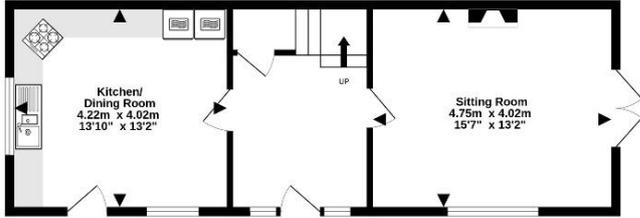


GARAGE

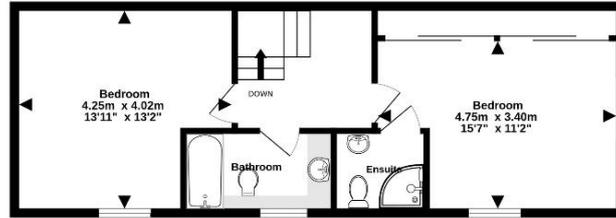
Situated to the rear of the garden is a single garage with courtesy door leading to the garden.



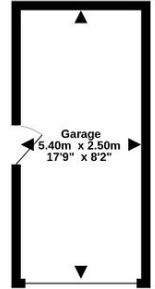
Ground Floor
46.7 sq.m. (503 sq.ft.) approx.



1st Floor
47.8 sq.m. (516 sq.ft.) approx.



Garage
13.5 sq.m. (145 sq.ft.) approx.



TOTAL FLOOR AREA : 107.2 sq.m. (1154 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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