


Connells

Cooksons Road
Starcross Exeter

Cooksons Road
Starcross Exeter EX6 8QP

for sale guide price
**£260,000**







## Property Description

***GUIDE PRICE £260,000 - £270,000***

***Located on Cooksons Road in the sought-after village of Starcross, this well-maintained terraced home offers spacious and practical accommodation arranged over two floors. The ground floor has been designed with modern living in mind, featuring a contemporary fitted kitchen that opens through to a generous living and dining area. This bright and sociable space enjoys direct access to the rear garden through glazed doors, creating an excellent environment for both everyday family life and entertaining guests. Upstairs, the property offers three bedrooms, comprising two generous double bedrooms and a well-proportioned single bedroom, making the home suitable for growing families, home workers or those requiring guest accommodation. A family bathroom completes the first-floor accommodation. Externally, the property benefits from an attractive front garden laid predominantly to lawn, with a pathway leading to the entrance. To the rear, the enclosed garden has been designed for ease of maintenance and features a combination of patio and artificial lawn areas, enclosed by fencing and benefitting from a rear access gate.***

***Further enhancing the property's appeal is a garage en-bloc located nearby, providing valuable storage or parking options. Offering well-balanced accommodation in a popular village setting close to local amenities, transport links and the coastline, this property presents an excellent opportunity for a variety of buyers.***

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Living Room

Double glazed front aspect window, sliding doors to rear, under stairs storage, wall mounted radiator. Open to...

## Kitchen

Rear door to garden, wall and base units, work surfaces, oven and hob, sink unit, space for appliances.

## Landing

Boiler cupboard and storage.

## Bedroom 1

Double glazed front aspect window, wall mounted radiator.

## Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 3

Double glazed front aspect window, wall mounted radiator.

## Shower Room

Double glazed rear aspect window, walk-in shower, low level toilet, wash hand basin.

## Rear Garden

Patio areas, astro lawn, fenced surround, rear gate for access.

## Garage

En-bloc garage.







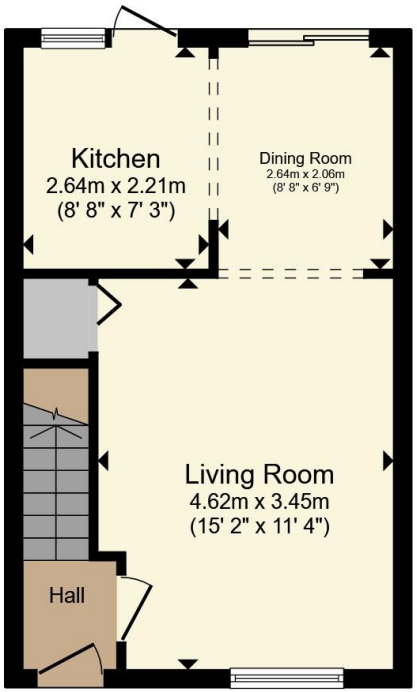




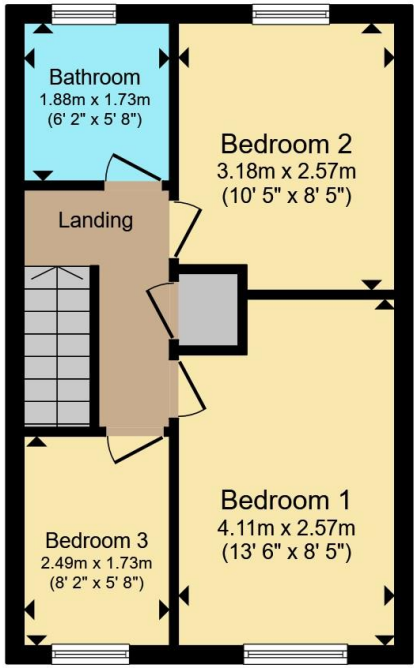



DINOSAURS






Ground Floor




First Floor

Total floor area 64.9 m² (699 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

**T 01392 221 331**
**E exeter@connells.co.uk**

8-9 South Street
EXETER EX1 1DZ

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

**view this property online connells.co.uk/Property/EXR318436**

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.