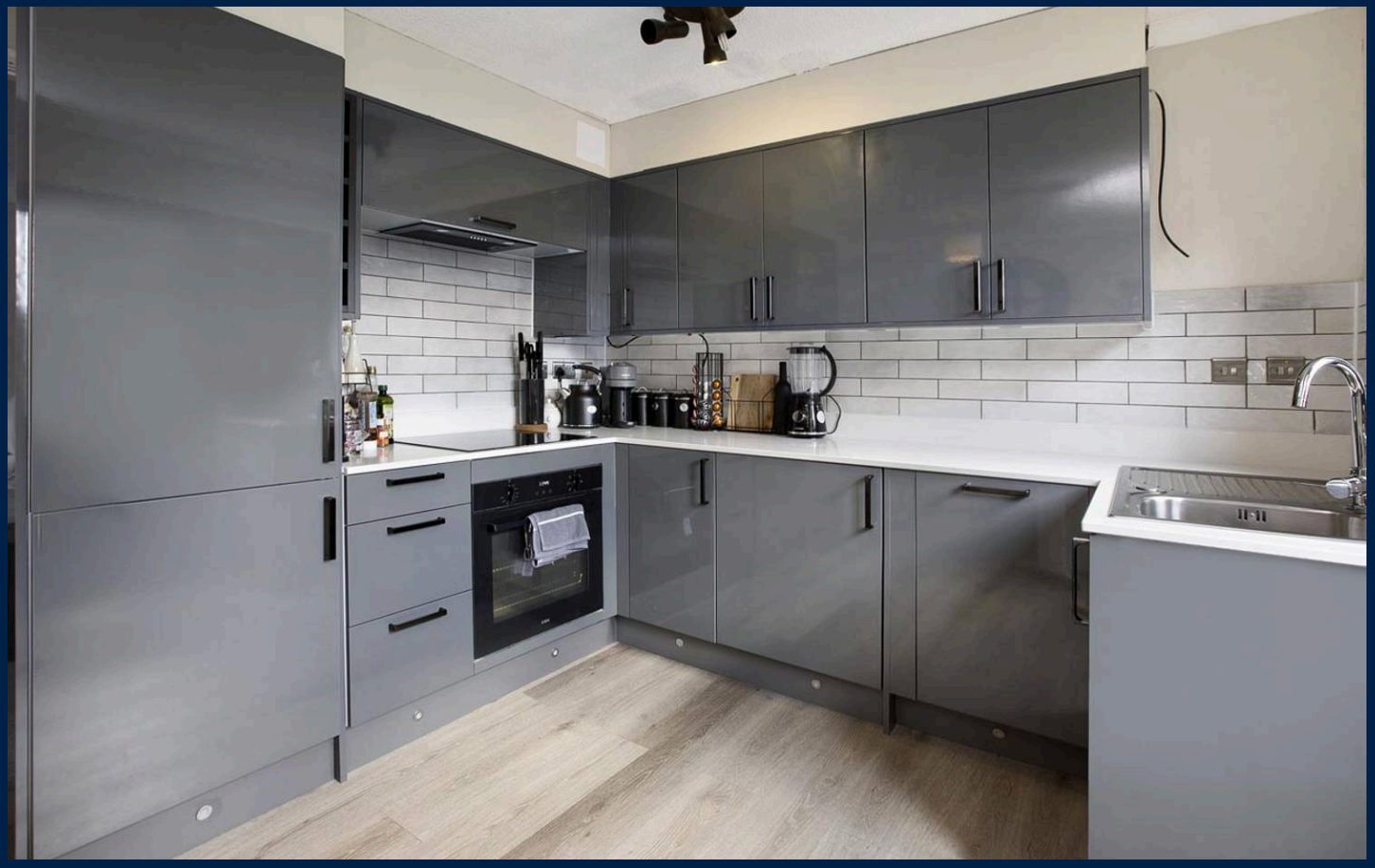
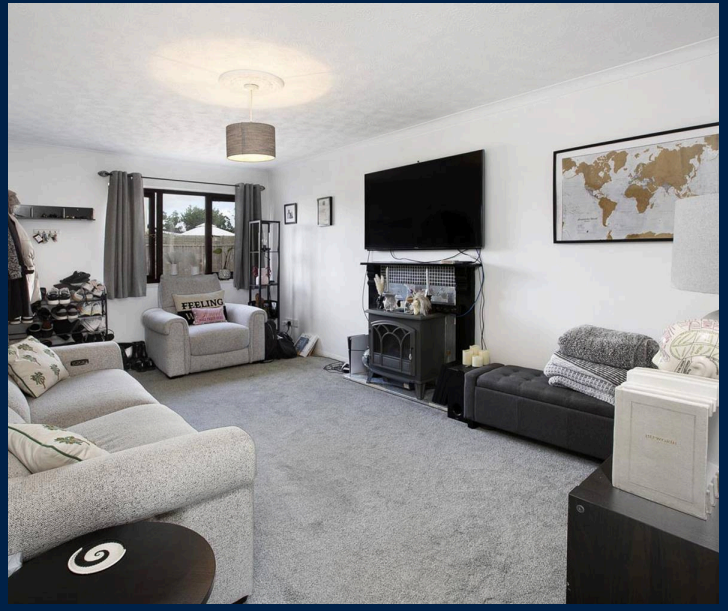


Hamilton Grove, Starcross

In Excess of £250,000

DART & PARTNERS
Established 1971







7 Hamilton Grove

Starcross, Exeter

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- END OF TERRACE FAMILY HOME SITUATED IN A POPULAR LEVEL LOCATION WITHIN STARCROSS
- CLOSE TO ALL LOCAL AMENITIES
- OFFERED TO THE MARKET IN GOOD DECORATIVE ORDER
- RECEPTION HALL
- SITTING ROOM
- KITCHEN DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES

Offered to the market in good decorative order is this three bedroom end of terrace family home situated in a popular level location within Starcross close to all local amenities with accommodation briefly comprising; reception hall, sitting room, kitchen diner, three bedrooms, family bathroom, enclosed rear garden, two allocated parking spaces. An internal viewing comes highly recommended.

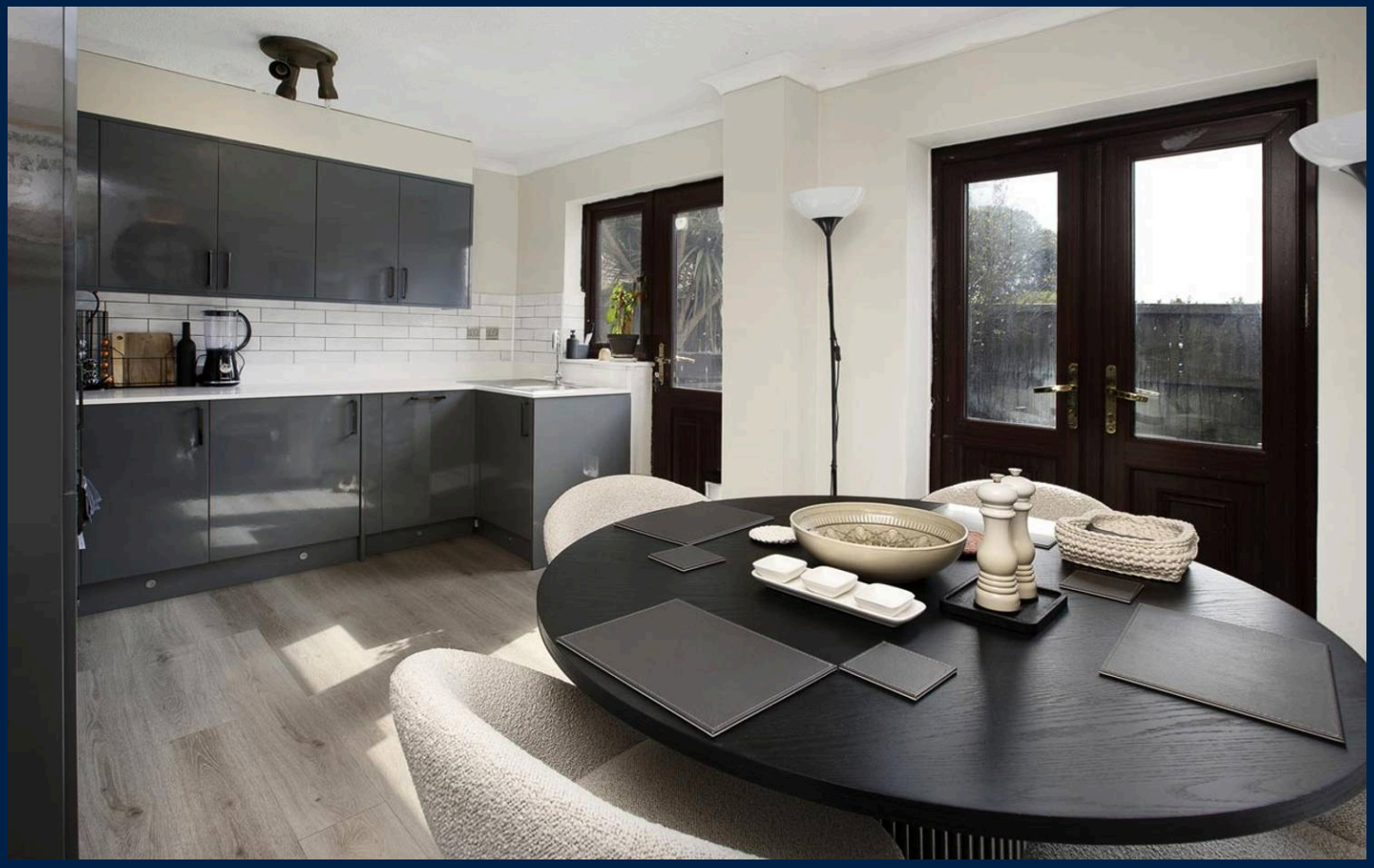
Obscure glazed uPVC front door into...

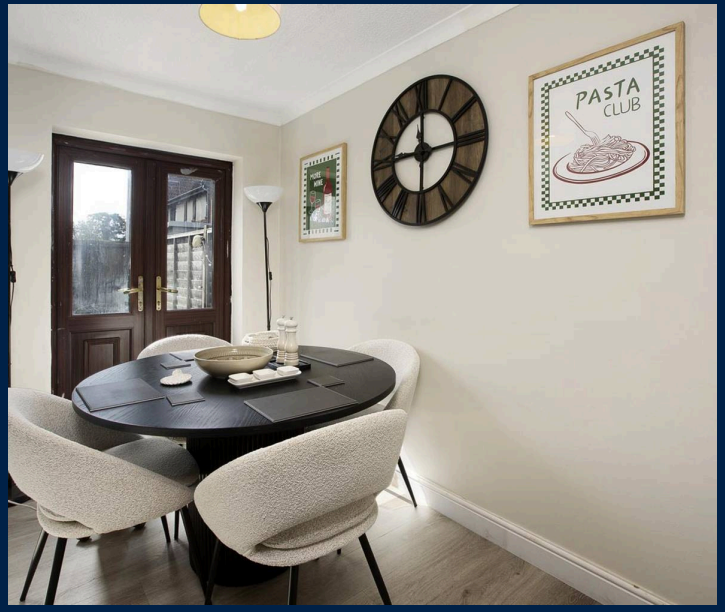
RECEPTION HALL

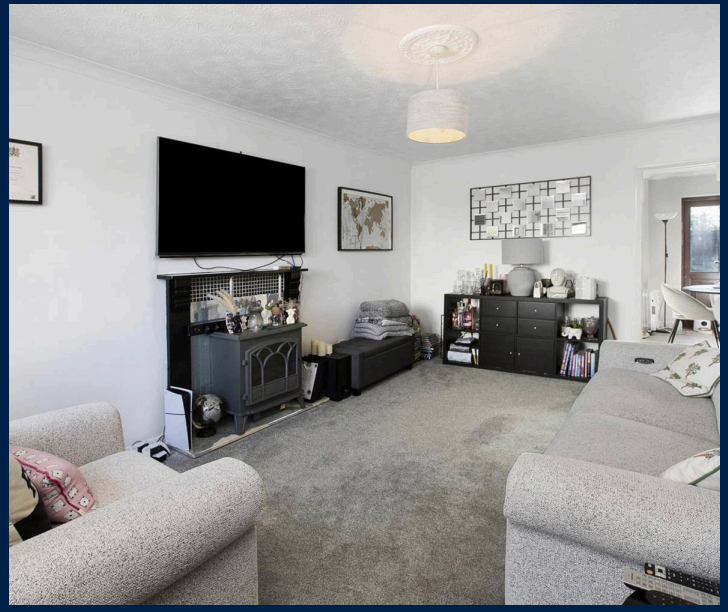
With stairs rising to the first floor. Power point, coat hanging hooks. Door through into the...

SITTING ROOM

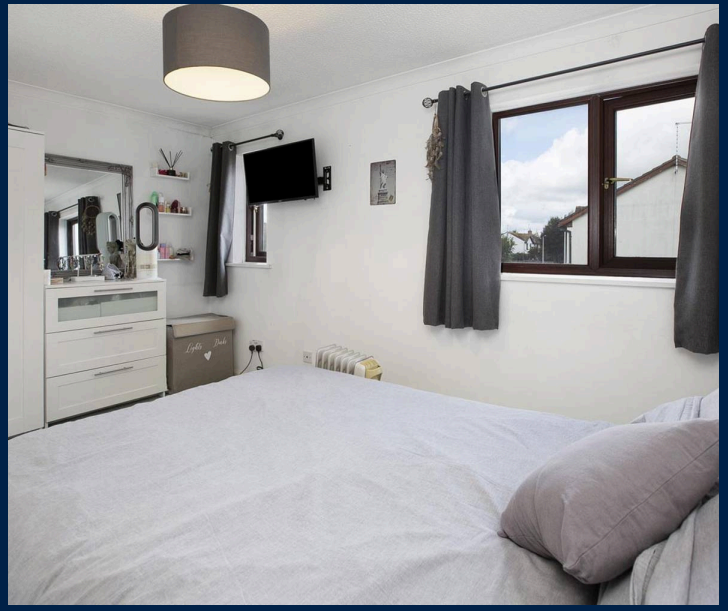
With uPVC double glazed window to front. Feature fireplace with marble hearth. Power points, TV aerial connection point.













Door through to...

KITCHEN DINER

With uPVC window and matching door to rear, uPVC double doors also opening out onto the rear garden, Space for dining table and chairs. Useful under stairs storage cupboard. Modern range of high gloss wall and base units with low profile work surface over, inset stainless steel sink drainer, integrated electric oven and induction hob with extractor above, integrated slimline dishwasher, integrated washing machine and fridge freezer, tiled splash backs, power points.

FIRST FLOOR LANDING

With loft access hatch. Power point. Door to airing cupboard with factory lagged hot water cylinder and timber slatted shelving.

Door through to the...

BATHROOM

With obscure uPVC double glazed window to rear. Modern white suite comprising low level WC, pedestal wash hand basin, panelled L-shaped shower bath with glazed shower screen, mains fed shower, tiled splash backs, shaver socket.

Door to...

BEDROOM THREE

With uPVC double glazed window to rear enjoying some distant estuary views. Power points.

Door to...

BEDROOM TWO

With uPVC double glazed window to side. Power points.

Door to...

BEDROOM ONE

With two uPVC double glazed window to front. Power points, some with USB sockets.

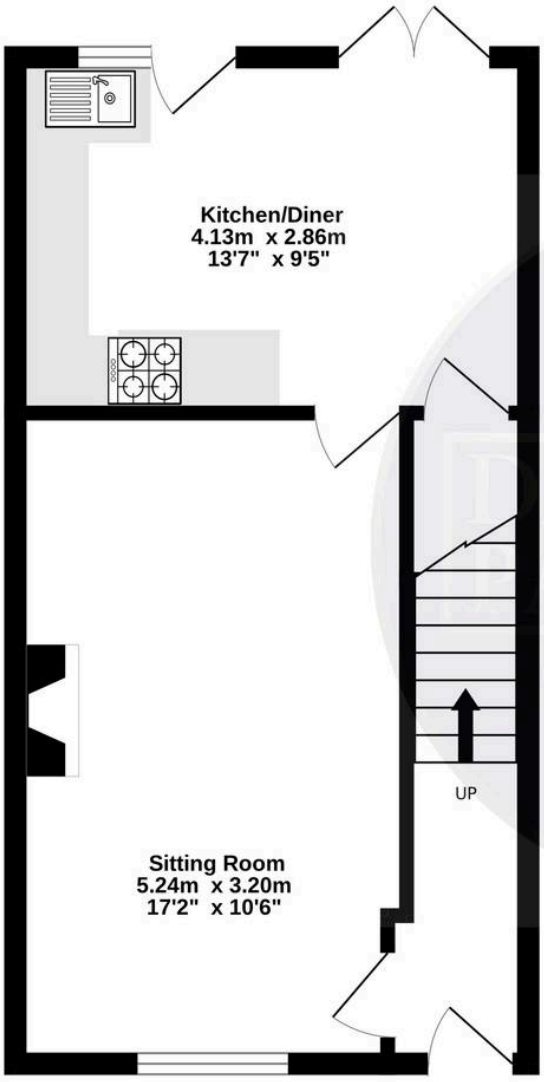
OUTSIDE

To the front there are TWO ALLOCATED PARKING SPACES.

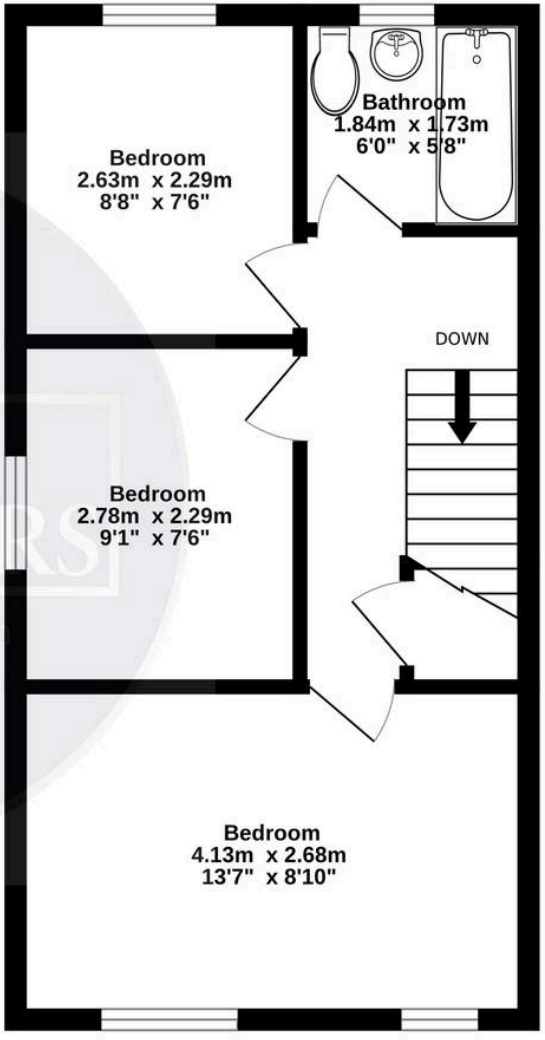
Enclosed rear garden with timber fencing and a generous garden to the side, making it child and/or pet friendly. The garden is bordered by flower beds with a good area of astro turf and decorative chippings. To the side there is a paved patio and a timber side gate gives access to the front of the property. Outside water tap.



Ground Floor
33.0 sq.m. (356 sq.ft.) approx.



1st Floor
33.4 sq.m. (360 sq.ft.) approx.





TOTAL FLOOR AREA : 66.4 sq.m. (715 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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