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18 Counties Crescent, Starcross, Devon, EX6 8E7



SOUTHGATE
ESTATES

£220,000





18 Counties Crescent, Starcross

Situated in the sought-after estuary village of Starcross, this bright and well-presented modern home offers an excellent opportunity for first-time buyers, downsizers or those seeking a coastal retreat. Ideally located just a short stroll from the beautiful Exe Estuary and approximately 100 yards from the public slipway, the property is perfectly positioned for sailing, kayaking, paddleboarding and other waterside activities. To the front, the property benefits from an allocated parking space, while to the rear there is a fully enclosed, west-facing low-maintenance garden with pedestrian rear access and a useful storage shed — ideal for enjoying the afternoon and evening sun. Internally, the accommodation is light and airy throughout and comprises a fitted kitchen/breakfast room, comfortable living room and conservatory on the ground floor. Upstairs are two generous double bedrooms and a modern shower room. The property also enjoys glimpses of the nearby estuary from the front elevation.



Starcross offers a range of local amenities including pubs, shops and a railway station providing convenient access to Exeter and the stunning South Devon coastline via the scenic coastal rail line. For boating enthusiasts, both the local Fishing & Cruising Club and Starcross Yacht Club are close by, while the historic Powderham Castle and the South West Coast Path are both within easy walking distance.

Offered for sale at a guide price of £220,000.

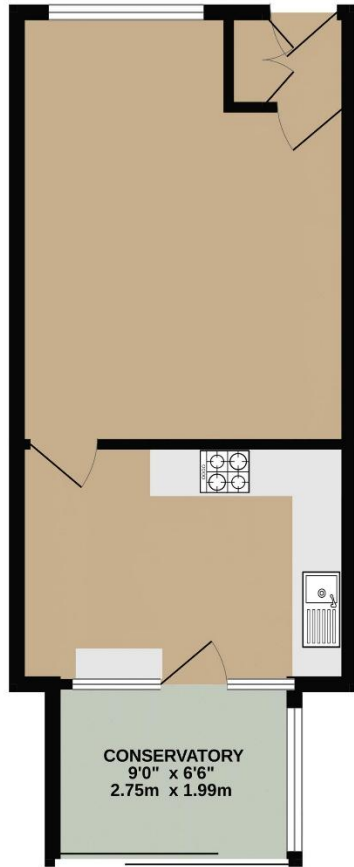


- Accommodation
- Living Room: 4.91m x 3.78m max
- Kitchen/Breakfast Room: 3.78m x 2.73m
- Conservatory: 2.76m x 1.91m
- Bedroom One: 3.78m x 2.74m
- Bedroom Two: 3.78m x 2.63m max
- Council Tax Band B EPC Awaited

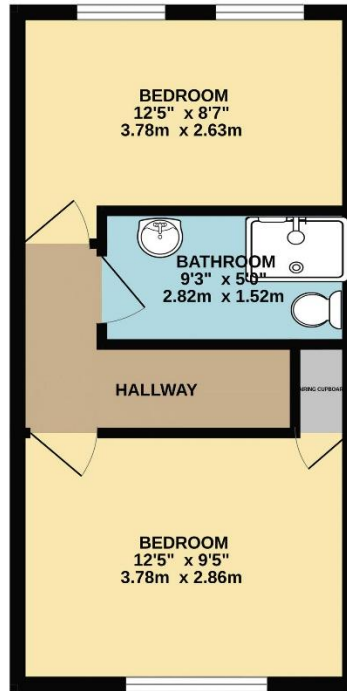
- *2 Double Bedrooms*
- *West-facing Rear Garden*
- *Parking Space*
- *Close to Estuary and Train Station*
- *Breakfast Kitchen*
- *Conservatory*



GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.2 sq.m.) 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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Energy Performance Rating

EPC Awaiting



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SOUTHGATE

ESTATES

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