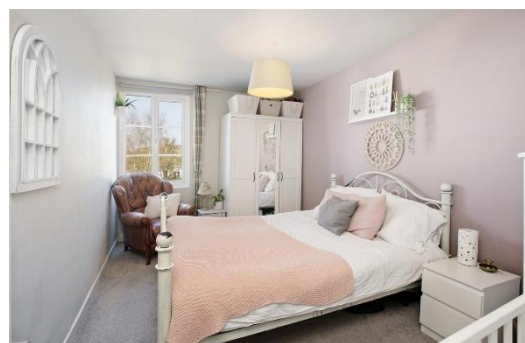


New Road, **Starcross**, EX6 8QG

A stylish cottage with spacious accommodation, two double bedrooms and the added benefit of a rear courtyard garden and outbuilding/workshop. Situated in the heart of the Village with easy access to the public car park at the rear of the property, local shop, pub, amenities and train station. FREEHOLD, COUNCIL TAX BAND - B, EPC - D.

We have been advised that Section 37 of the Housing Act 1985 states that a purchaser has to confirm that they have lived or worked in Devon for the last 3 years to be able to purchase the property.

£225,000

01626 862379

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## FRONT DOOR TO

From New Road the composite front door with obscure double glazed inset leads to:

## ENTRANCE VESTIBULE

Open through to Living Room with space for hanging coats, high level cupboard with fuse box and electricity meter.

## LIVING ROOM

Front aspect with uPVC double glazed window, fitted wood burner with tiled hearth, wooden mantle and alcove, part tongue and groove panelled walls, dado rail and opening through to:

## KITCHEN/DINING ROOM

Rear aspect with lead effect uPVC double glazed window and door to patio garden, fitted with matching wall and base units with wood block work surface over, sink and drainer unit with stainless steel sink and mixer tap over, tiled splashbacks, space for electric cooker, wooden door opening to staircase leading up to the first floor.

## FIRST FLOOR LANDING

First floor landing with rear aspect uPVC lead effect double glazed window, built in shelf and door to:

## BEDROOM 1

uPVC double glazed window to front aspect and hatch to loft space being partially boarded with pull down ladder, power and light.

## BEDROOM 2

Irregular 'L' shaped room with front aspect uPVC double glazed window and fitted cupboard with hanging rail.

## BATHROOM

Fitted with a white suite comprising 'P' shaped bath with electric Mira shower and glass screen over, low level WC, pedestal wash hand basin with mixer tap, fully tiled walls, cupboard with slatted shelving and obscure uPVC double glazed window to rear aspect.

## OUTSIDE

The property benefits from an enclosed and sunny aspect providing ample space for seating and for pots. Here there is access to a useful study area (formerly a utility room) and an outbuilding/workshop.

## STUDY AREA

With uPVC double glazed window to the side and power connected.

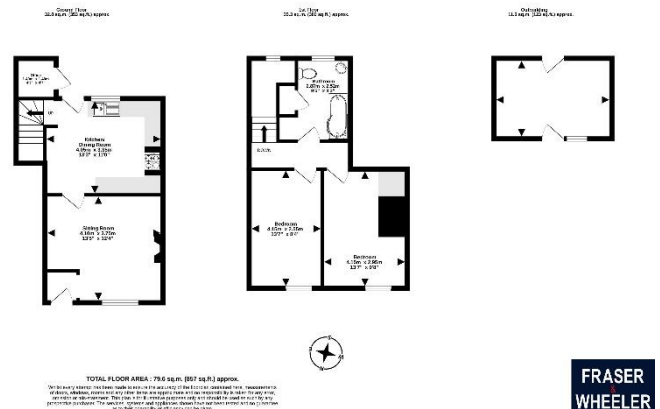
## OUTBUILDING/WORKSHOP

With slate roof, power and light, fuse board, a useful space for storage or to use as a workshop with access via a uPVC door to the public Teignbridge car park at the rear of the property.

## AGENTS NOTE

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One bedroom has a small area of flying freehold over the neighbouring property.



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