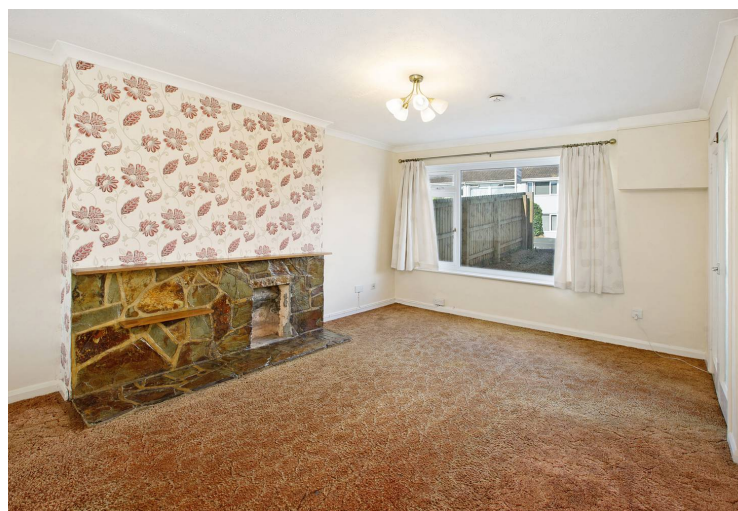




3 Parkers Road, Starcross

£260,000 Freehold

Three Bedroom Linked Semi-Detached House • Living/Dining Room • Kitchen • Shower/Wet Room • Single Garage and Driveway • Enclosed and Level Rear Garden • Countryside Views • Quiet Location in the Village • Requiring Modernisation • EPC - D

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A linked semi detached house in a quiet residential area in Starcross comprising three bedrooms, kitchen, living/dining room and a wet room with WC. There is driveway parking for one vehicle, garage and an enclosed level rear garden.

Upon entering the property, the entrance hall has a doorway leading through to the lounge/dining room and stairs ascending to the first floor. The lounge/dining room is a well lit room thanks to the large uPVC double glazed window facing the front aspect and patio doors leading out to the rear garden. There is a dis-used open fireplace with slate wall surround and an understairs cupboard for extra storage space with lighting and power. The kitchen has a door leading out to the rear garden with a window next to it, both uPVC double glazed, and comprises wall and base mounted units, stainless steel sink unit, tiled splashbacks and spaces for a oven, free standing fridge/freezer and space and plumbing for a washing machine/dishwasher.

Ascending the stairs to the first floor, the landing leads to the three bedrooms and wet room with access to the loft via a hatch above the doorway to the third bedroom. Bedrooms one is a bright, spacious room with a uPVC double glazed window to the front, offering views of the nearby countryside. Bedroom two overlooks the rear garden and bedroom three faces the front aspect and would make a great single bedroom or office. Bedroom three also benefits from a storage cupboard with shelving which also houses the hot water cylinder. The shower/wet room has an obscured glazed uPVC window to the rear and a white suite comprising wash hand basin, WC and shower with shower chair.

The front garden is level with a driveway to the garage.

To the rear is a level and enclosed rear garden with patio area and lawn and access to the garage via a side door.

Single garage with metal up and over door, power and space for one vehicle.



Tenure: Freehold

Council Tax Band C - **£2,314.53 per annum**

Mains Services: Electric and Water all connected.

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



Starcross is a village alongside the Exe estuary between Cockwood and Kanton, between Dawlish and Exeter. It has a railway station and is on a bus route and has a primary school, doctors surgery, sailing club, shops and many local amenities. In the summer there is a ferry service to Exmouth.

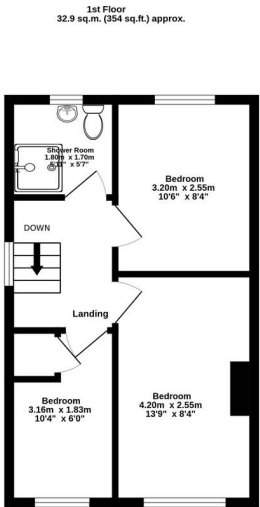
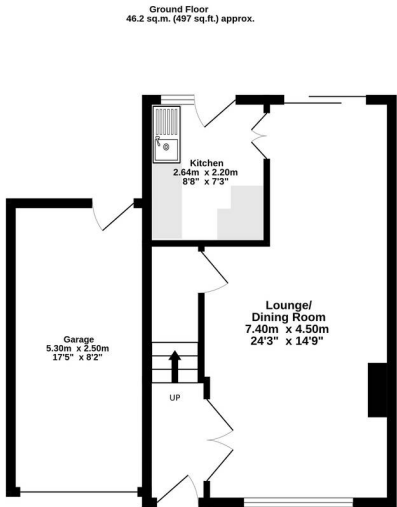


MEASUREMENTS: Lounge/Dining Room 24'3" x 14'9" (7.40m x 4.50m), Kitchen 8'8" x 7'3" (2.64m x 2.20m), Bedroom 10'4" x 6'0" (3.16m x 1.83m), Bedroom 10'6" x 8'4" (3.20m x 2.55m), Bedroom 13'9" x 8'4" (4.20m x 2.55m), Shower Room 5'11" x 5'7" (1.80m x 1.70m), Garage 17'5" x 8'2" (5.30m x 2.50m)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	76
(21-38) F		
(1-20) G		



TOTAL FLOOR AREA: 79.1 sq.m. (851 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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