

11 Counties Crescent
Starcross
Devon
EX6 8EJ

A Smartly Presented House Situated In A Delightful Estuary Village, A Short Walk From Local Amenities.

£175,000 Freehold DFD01130



Accommodation

Two Bedrooms, Lounge, Kitchen/Diner, Shower Room, Gas Central Heating, uPVC Double Glazing, Paved Rear Garden, Allocated Parking, EPC-D.

We are delighted to offer for sale this smartly presented house which is within a few minutes level walk of local shops, primary school, health centre and post office. There is also a main line railway station and regular buses to neighbouring towns. Starcross lies on the Estuary of the River Exe which is popular for a variety of water sports. An internal viewing is strongly recommended to appreciate the accommodation this modern village home has to offer.

The **ACCOMMODATION** comprises with approximate measurements:

uPVC part glazed entrance door leads in to

Lobby

Storage cupboard housing electric consumer unit. Door to

Lounge 16' 1" x 12' 2" (4.90m x 3.71m)

Coved ceiling, radiator, telephone point, central heating thermostat. Stone effect fireplace with inset electric fire. Door to

Kitchen/Diner 12' 3" x 9' 5" (3.73m x 2.87m)

Range of light coloured wall and base units, rolled edge work surfaces with matching splashbacks. One and a half bowl, stainless steel sink unit with mixer tap. Integrated double electric oven, gas hob with extractor hood over. Spaces and plumbing for washing machine and dishwasher. Radiator, laminate flooring, coved ceiling, space for table and chairs. uPVC window to rear aspect. uPVC French doors to rear garden.

From the lounge an open tread staircase leads up to the

First Floor Landing

Access to insulated loft via pull down ladder. Doors to

Bedroom 1 12' 3" x 8' 11" (3.73m x 2.72m)

Radiator, airing cupboard housing 'Glow-Worm' central heating boiler and slatted shelving. uPVC window to rear aspect. uPVC window to rear aspect with some river glimpses.

Bedroom 2 12' 2" x 7' 5" (3.71m x 2.26m)

Coved ceiling, radiator, two uPVC windows to front aspect.

Shower Room

A fully tiled room including the floor. Close coupled WC, pedestal wash basin with mirror door wall cupboard above it housing shaving point. Curved door shower cubicle with thermostatic shower bar. Towel radiator, wall mounted electric fan heater, extractor fan.

Outside

To the front is an allocated parking space for one car. The rear garden is fully paved, fenced and there is a gate giving pedestrian access to the road for putting out wheelie bins. Large garden shed with workbench.

Directions

From Dawlish follow the A379 in to Starcross. Turn left in to Royal Way then first left at Western Drive. Counties Crescent is the next left.

COUNCIL TAX BAND: B

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