

3 Hamilton Grove  
Starcross  
Devon  
EX6 8EW

A Modern Well Presented Detached House Situated In A Level Location Within This Popular Estuary Village

**£235,000 Freehold** DFD01131



## Accommodation

Detached, 2/3 Bedrooms, Lounge, Kitchen/Diner, Bathroom, Garage, Conservatory, Gardens, Full Gas Central Heating, EPC-D.

This modern family detached house is situated in a pleasant level location within easy access of all village amenities which include a variety of shops, inns and primary schools. Being on the edge of the Exe Estuary Starcross also offers a variety of boating facilities. A main line train service and regular buses operate into Exeter, Torquay and beyond.

The **ACCOMMODATION** comprises with approximate measurements:

uPVC double glazed door to

### **Entrance Lobby**

Feature arched window providing borrowed light to stairway, coat hooks, multi glazed door to

**Lounge** 17' 10"(in to bay) x 14' 10" (5.43m x 4.52m)

uPVC bay window with outlook to front, marble fireplace with inset gas coal effect fire, TV point, radiator, stairs to first floor, coved ceiling, multi glazed door to

### **Kitchen/Diner**

**Kitchen Area** 9' 2" x 7' 11" (2.79m x 2.41m)

Good range of modern fitted wall and base units, rolled edge work surface, inset one and a half bowl single drainer sink unit with mixer tap, tiled splashbacks, built in electric oven and halogen hob with extractor over, space for fridge and freezer, plumbing and spaces for washing machine and dishwasher, uPVC window to rear aspect, coved ceiling, arch to

**Dining Area** 8' 6" x 7' 6" (2.59m x 2.28m)

Radiator, coved ceiling, uPVC fully glazed French doors to

**Conservatory** 7' 11" x 7' 10" (2.41m x 2.39m)

uPVC windows and single door leading to garden, ceramic tiled flooring, electric fan.

From the lounge stairs rise to

### **First Floor Landing**

uPVC window to side, hatch to loft space, airing cupboard housing 'Worcester' boiler with 'Hive' control. Slatted shelving. Doors to

**Bedroom 1** 14' 0" x 8' 10" (4.26m x 2.69m)

uPVC window to front, good range of fitted wardrobes with cupboards over bed, radiator, coved ceiling, arch to

**Dressing Area/Bedroom 3** 7'10" x 6' 0" (2.39m x 1.83m)

uPVC window front, radiator. N.B. This area could easily be reinstated as a separate bedroom.

**Bedroom 2** 12' 6" x 8' 7" (3.81m x 2.61m)

uPVC window with outlook to rear, radiator, coved ceiling.

### **Bathroom**

White suite comprising curved 'P' shape shower bath with shower screen and thermostatic shower bar. Close coupled WC, pedestal wash basin with mixer tap, radiator, fully tiled walls, uPVC obscure glazed window, coved ceiling.

### **Outside**

There is a gravelled area with some plants and a pathway to front door, driveway leading to

**Garage** 16' 11" x 8' 3" (5.15m x 2.51m)

Up and over door, power and lighting, courtesy door and window to rear garden.

### **Rear Garden**

The rear garden is mainly laid to gravel with a central decked area, mature shrubs and a summer house.

**COUNCIL TAX BAND: D**

**Consumer Protection from Unfair Trading Regulations 2008.** Force and Sons has not tested any apparatus, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose; a buyer is advised to obtain verification from their surveyor. References to the tenure of the property are based on information provided by the seller as Force and Sons has not had sight of the title; a buyer is advised to obtain verification from their legal advisor. All measurements are for guidance only and are not precise. Items shown in photographs are not included unless specifically mentioned in the sale particulars, however may be available by separate negotiation. Buyers should check the availability of any property and make an appointment to view before embarking on a journey to see a property.