

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

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