

64 Heywood Drive
Starcross
Devon
EX6 8SD

Detached House In Popular Residential Area

£205,000 Freehold DFD01188



Accommodation

Detached, Two Bedrooms, Lounge/Diner, Kitchen, Shower Room,
Conservatory, Front And Rear Gardens, Allocated Parking, EPC-TBA.

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:

Porch

Half glazed uPVC entrance porch with front door and a further uPVC door in to

Lobby

Cloak cupboard with cupboards above it. Wall mounted electric panel heater. Multi pane glazed door in to

Lounge/Diner

'L' shaped room.

Dining Area 7' 8" x 7' 0" (2.34m x 2.13m)

Economy 7 electric storage heater. Archway through to kitchen.

Lounge Area 12' 5" x 13' 3" Max. (3.78m x 4.04m)

Economy 7 electric storage heater, TV point. uPVC sliding patio doors in to conservatory.

Kitchen 10' 11" x 5' 10" (3.32m x 1.78m)

Range of wood effect wall and base units, rolled edge work surfaces with tiled splashbacks. Composite, single drainer sink unit with mixer tap. Space and plumbing for washing machine. Space for tall fridge freezer. uPVC window to front aspect.

Conservatory 12' 0" x 7' 9" (3.65m x 2.36m)
uPVC fully glazed conservatory with central double doors to rear garden.

From the lounge stairs lead up to

First Floor Landing

Airing cupboard housing 'Super-seven Economy' factory lagged hot water tank. Access to insulated loft. Doors to

Bedroom 1 11' 8" x 10' 1" (3.55m x 3.07m)

TV point, wall mounted electric panel heater. uPVC window to rear aspect.

Bedroom 2 11' 0" x 10' 1" (3.35m x 3.07m)

Wall mounted electric panel heater. uPVC window to front aspect.

Shower Room

Part tiled room. Curved corner shower cubicle with Mira electric shower. Pedestal wash basin with striplight over. Close coupled WC. Vinyl flooring. Obscure glazed uPVC window to side aspect.

Outside

Front Garden

Fenced lawn, with mature trees and shrubs.

Rear Garden

Secluded patio garden with areas of paving and gravel. Garden shed. Gated access to front from one side.

To the front of the property there are two allocated parking spaces.

COUNCIL TAX BAND: C

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