

9 Courtenay Close
Starcross
Devon
EX6 8PL

Semi-Detached Bungalow In Popular Residential Area

£260,000 Freehold DFD01187



Accommodation

Two Bedrooms, Lounge, Kitchen, Conservatory, Shower/Wet Room, Garage
And Parking, Landscaped Gardens, Gas Central Heating, No Chain,
EPC-TBA.

We are privileged to offer for sale this well presented bungalow set in mature landscaped gardens. It 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 lovely village home has to offer.

The **ACCOMMODATION** comprises with approximate measurements:

Storm porch with courtesy light and key safe. Obscure glazed uPVC door leads in to

Hallway

'L' shaped hall, cupboard housing electric consumer unit. Radiator, telephone point. Hatch to insulated loft via pull down ladder. Airing cupboard housing Vaillant Eco Tech Plus combination boiler. (Fitted approx. 9 months ago). Doors to

Bedroom 1 11' 8" x 11' 0" (3.55m x 3.35m)
Radiator, uPVC window to front aspect.

Bedroom 2 10' 6" x 7' 11" (3.20m x 2.41m)
Radiator, uPVC window to front aspect.

Shower/Wet Room

Fully tiled with wet room vinyl flooring. Walk in shower with low level glass screen. Mira electric shower, close coupled WC, pedestal wash basin. Towel radiator, several grab rails. Obscure glazed uPVC window to side aspect.

Lounge 15' 5" x 11' 8" (4.70m x 3.55m)
Coved ceiling, TV point, radiator. Dark wood fire surround with inset electric fire and marble hearth. uPVC window to rear aspect.

Kitchen 10' 6" x 7' 10" (3.20m x 2.39m)
Range of 'Shaker' style wall and base units with rolled edge, beech effect, work surfaces and tiled splashbacks. Single drainer, stainless steel sink unit with mixer tap. Space for electric oven, built-in extractor hood. Space for fridge, space and plumbing for washing machine. Radiator, vinyl flooring. Half glazed door to

Conservatory 10' 0" x 6' 10" (3.05m x 2.08m)
Timber 'dwarf' wall, single glazed windows, part glazed timber door to rear garden. Radiator.

Outside

Rear Garden

Beautifully landscaped garden. Paved patio area around conservatory, fence to front aspect with gated access. The lawn wraps around the side and rear of the property and is complemented by flower and mature shrub borders. Gravelled and paved pathways lead to the further, private, seating area to the rear of the garage. Small pond. Outside tap.

Front Garden

Lawn bordered by mature flower and shrub beds. Hardstanding for 2-3 cars, access to

Garage

Brick built single garage with two side opening timber doors. Power and light, spaces for freezer and tumble dryer, pedestrian door to rear garden.

COUNCIL TAX BAND: C

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