

Western Drive, **Starcross**, EX6 8EH



A lovely 4 bedroom detached house situated in a cul de sac location within the popular estuary village of Stacross. The property benefits from an enclosed rear garden, uPVC double glazing, garage and driveway. FREEHOLD, COUNCIL TAX BAND - D, EPC - E.

£325,000

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OBSCURE UPVC DOUBLE GLAZED FRONT DOOR TO.

HALL

Night storage heater, stairs rising to the first floor with under stairs storage cupboard, telephone point, coved and textured ceiling. Doors to.

CLOAKROOM

Suite comprising low level WC, pedestal wash hand basin, electric heater, obscure uPVC double glazed window to the front of the property, coved and textured ceiling with fuse box and tiled floor.

KITCHEN

4.14m x 2.46m (13'7" x 8'1")

Modern matching base and eye level units with under lighting, roll top work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, electric hob with stainless steel extractor hood over, fitted eye level double oven, space for a fridge/freezer, plumbing for a washing machine, space for a tumble dryer, decorative tiled splash backs, coved and textured ceiling, uPVC double glazed window to the front, tiled floor and serving hatch to the lounge/dining room. Obscure uPVC double glazed door to the side.

LOUNGE/DINING ROOM

5.28m x 4.37m narrowing to 3.97m (17'4" x 14'4" narrowing to 13'0")

Coved and textured ceiling, open working fireplace with surround, hearth and mantle over, 2 modern electric/night storage heaters, uPVC double glazed window to the side and rear of the property and uPVC double glazed sliding door leading to the rear garden.

FIRST FLOOR LANDING

uPVC double glazed window to the side of the property, coved and textured ceiling, hatch to the loft space which is part boarded has power connected and a ladder for access, fitted airing cupboard with cylinder and shelving. Doors to.

BEDROOM 1

3.27m x 2.60m (10'9" x 8'6")

uPVC double glazed window to the rear of the property, electric heater, coved and textured ceiling, wardrobe to one wall with further door leading to.

EN SUITE SHOWER ROOM

Suite comprising low level WC, pedestal wash hand basin, shower enclosure, part tiled walls, obscure uPVC double glazed window to the side, coved and textured ceiling.

BEDROOM 2

3.62m x 2.48m (11'11" x 8'2")

uPVC double glazed window to the front, electric heater, coved and textured ceiling, fitted mirror fronted wardrobe.

BEDROOM 3

2.68m x 1.97m (8'10" x 6'6")

uPVC double glazed window to the rear, electric heater, built in wardrobe, coved and textured ceiling.

STUDY/BEDROOM 4

2.68m x 1.58m (8'10" x 5'2")

uPVC double glazed window to the front, coved and textured ceiling.





SHOWER ROOM

A modern suite comprising shower enclosure, low level WC, wash hand basin set in a vanity unit with wall hung mirror with feature lighting, cove and textured ceiling, obscure uPVC double glazed window to the side of the property and electric heated towel rail.

OUTSIDE

To the front of the property is a driveway leading to the garage, paved path leading to the front door with open covered porch way, level lawn with established plants and shrubs and side access gate. To the rear of the property is a lovely private paved and gravelled garden, good size covered swing bench area, established plants trees and shrubs, timber fence and hedge surround. Door to.

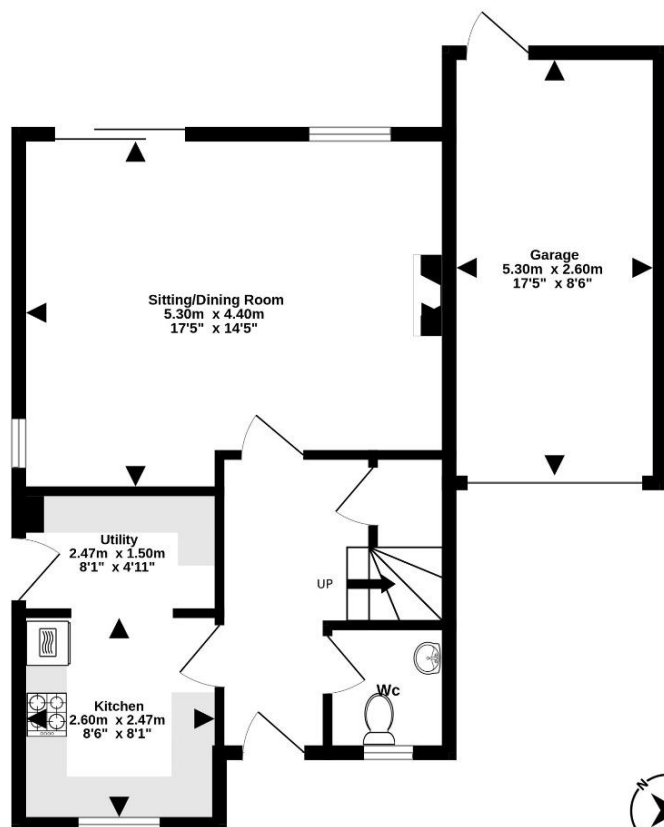
GARAGE

5.25m x 2.62m (17'3" x 8'7")

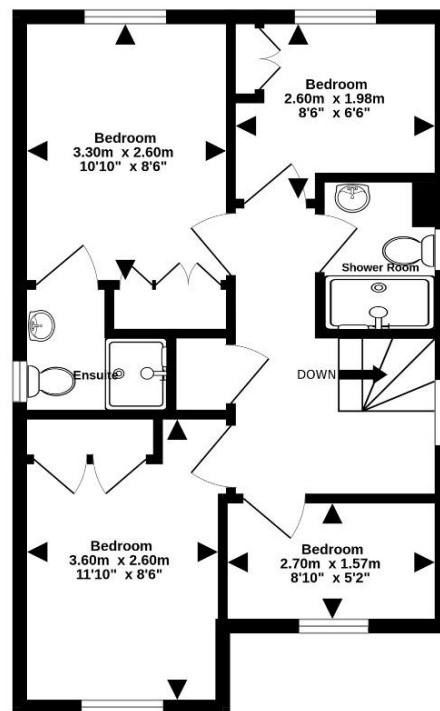
Metal up and over door, power and light connected storage to the eaves.



Ground Floor
55.8 sq.m. (601 sq.ft.) approx.



1st Floor
41.3 sq.m. (445 sq.ft.) approx.



TOTAL FLOOR AREA : 97.1 sq.m. (1046 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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