



This terrace house is situated in a popular level location within the sought after Exe Estuary village of Starcross. The property occupies a level plot and offers well proportioned accommodation with some scope for updating. Tenure: Freehold: Council Tax Band: B EPC: E The property is subject to a covenant by Teignbridge District Council (Section 37 of The Housing Act) which states the property can only be sold to a person or persons who have lived or worked in Devon for the past three years.

£220,000

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Situated a few yards from the river the property offers the opportunity for fishing, kayaking and other water sports. It is also located just off a level cycle route offering a gentle cycle to the beach past a selection of well renowned pubs. There are beautiful walks around the country lanes and the picturesque estate of Powderham Castle to be enjoyed. The property is also well located for the range of facilities offered by the village including primary and pre-schools, doctors surgery, general store, chemist, church and pubs as well as regular bus and rail services. It is understood the property has been a long standing, much loved home for many decades and now offers an excellent opportunity for somebody else to create their own home.

Accommodation

Front door to;

Reception Hall

Stairs to the first floor and doors to;

Living Room

5.18m x 2.89m (16'12" x 9'6")

A bright double aspect room with window to the front aspect and patio doors to the rear garden. Night storage heater.

Kitchen/Dining Room

5.18m x 3.08m (16'12" x 10'1")

A double aspect room fitted with a range of cupboard and drawer base and wall units, stainless steel sink unit and plumbing for washing machine. Door to;

Utility Room

3.01m x 1.87m (9'11" x 6'2")

Fitted with cupboard and drawer base and wall units with built in electric oven and hob and tiled splashbacks. Door to the rear garden.

First Floor Landing

A spacious landing with access to the loft space and doors to;

Bedroom 1

4.50m x 3.38m (14'9" x 11'1")

Window to the front aspect, airing cupboard and further built in cupboard.

Bedroom 2

3.38m x 3.34m (11'1" x 10'11")

Window to the front aspect and night storage heater.

Bedroom 3

3.08m x 2.16m (10'1" x 7'1")

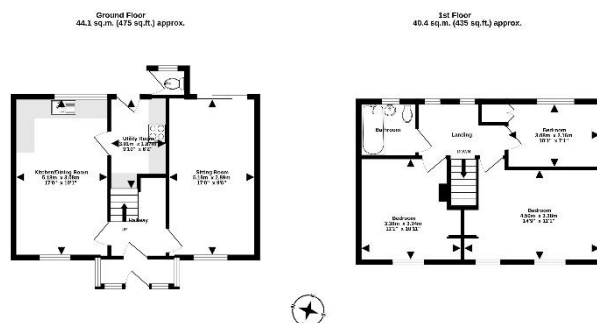
Built in cupboard, night storage heater and window to the rear aspect.

Bathroom

Fitted with a panelled bath, wash hand basin and WC with half tiling to half height. Opaque window.

Outside

To the front of the property is an area of enclosed lawn garden which could be altered to provide parking, subject to the necessary permissions. The enclosed, level rear garden enjoys a good degree of privacy and is laid mainly to lawn. Outside WC. There is a gate providing rear access.



TOTAL FLOOR AREA: 84.5 sq.m (910 sq.ft.) approx.
 All dimensions shown are approximate and are for guidance only. They do not include the thickness of walls, columns, beams, etc. and are not intended to be used for legal purposes. For more information, please contact the estate agent.

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