

Courtenay Terrace, **Starcross**, EX6 8QQ



A stunning 3 bedroom terraced house situated in a level position within the popular Estuary village of Starcross. The property has been tastefully modernised by the current owners and benefits from a lovely landscaped garden, large shower room and very useful brick built garden room. freehold, council tax band - B (improvement indicator), EPC - D. EPC - D.

£310,000

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FRONT DOOR TO:

ENTRANCE HALL

Stairs leading to the first floor and door to:

LOUNGE

4.24m x 3.76m (13'11" x 12'4")

A lovely room with uPVC double glazed box bay window to the front, Radiator, alcove with storage space, feature downlighters, wall mounted gas fire, under stairs storage cupboard and open to:

KITCHEN/DINING ROOM

4.80m x 2.70m (15'9" x 8'10")

Matching base and eye level units with work surfaces over, gas hob with oven below and extractor hood over, uPVC double glazed window to the rear, stainless steel sink with drainer and mixer tap, space for a fridge, radiator, feature downlighting and door to:

REAR LOBBY

Tiled floor, obscure uPVC double glazed door leading to the rear garden, storage cupboard and door to:

SHOWER ROOM

2.82m x 2.65m (9'3" x 8'8")

Suite comprising walk in shower enclosure, WC, wash hand basin with roll top work surface and storage below, plumbing for a washing machine, wall mounted gas central heating boiler, heated towel rail, tiled walls and floor, obscure uPVC double glazed window to the rear and side.

FIRST FLOOR LANDING

uPVC double glazed window to the rear, airing cupboard stairs leading to the second floor, radiator and doors to:

BEDROOM 1

3.45m x 3.10m (11'4" x 10'2")

uPVC double glazed window to the front, radiator and good size fitted wardrobe.

BEDROOM 2

3.80m x 2.30m (12'6" x 7'7")

uPVC double glazed window to the rear and radiator. This room is currently used as a home office.

CLOAKROOM

Suite comprising WC, wash hand basin with storage below and extractor fan.

SECOND FLOOR LANDING

Door to:

BEDROOM 3

3.48m x 3.45m (11'5" x 11'4")

Velux window to the rear with lovely open views and fitted blind, radiator, spot lights and eaves storage





OUTSIDE

To the rear of the property is a lovely landscaped garden that is a real feature of the property. The garden has been mainly paved for ease of maintenance with established trees, plants and shrubs and a southerly aspect providing many places to enjoy the sunshine. To the rear of the garden is access to:

GARDEN ROOM

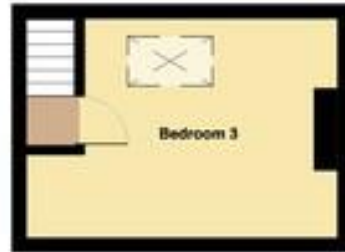
4.67m x 4.00m (15'4" x 13'1") MAX

A great additional space to the property with power and light connected, roof light, uPVC double glazed window and door to the garden and PVC door leading to the rear of the property. The garden room would be ideal for somebody looking to work from home or a hobbies room.





Gardern Room



Second Floor



Ground Floor



First Floor



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