

Exeleigh Lodge, Starcross, EX6 8PB



A fantastic opportunity to purchase this detached 3/4 bedroom bungalow/lodge house situated on the edge of the Powderham Estate with some views over the Exe estuary. This unique property has a good size garden with a good degree of privacy, parking, central heating, double glazing and workshop. FREEHOLD, COUNCIL TAX BAND - E, EPC - E.

Guide Price £550,000

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UPVC DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL

Doors leading to:

KITCHEN

2.82m x 2.32m (9'3" x 7'7")

Base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, radiator, 2 uPVC double glazed windows with some views over the Exe Estuary, space for a cooker and door to:

DINING ROOM

3.00m x 2.26m (9'10" x 7'5")

uPVC double glazed window again with some views, radiator and arch to:

LOUNGE

6.80m MAX x 4.55m MAX (22'4" MAX x 14'11" MAX)

A spacious room with uPVC double glazed windows to 3 sides, uPVC double glazed door to the front, feature fireplace, storage cupboards and radiator.

BEDROOM/STUDY

3.34m x 3.02m (10'11" x 9'11")

uPVC double glazed window and radiator.

CLOAKROOM

WC and obscure uPVC double glazed window.

SHOWER ROOM

Suite comprising shower, wash hand basin and radiator.

UTILITY ROOM

Base and eye level units with work surface over, plumbing for a washing machine, larder cupboard, uPVC double glazed window and door leading to the rear garden.

BEDROOM 1

3.64m x 2.90m (11'11" x 9'6")

uPVC double glazed windows, radiator and uPVC double glazed door.

BEDROOM 2

3.48m x 2.70m (11'5" x 8'10")

uPVC double glazed window and radiator.

BEDROOM 3

2.70m x 2.57m (8'10" x 8'5")

uPVC double glazed window, fitted bedroom furniture and radiator.

BATHROOM

Suite comprising panelled bath with shower over, pedestal wash hand basin, WC, obscure uPVC double glazed window, radiator and extractor fan.

OUTSIDE

The property is approached via a private driveway leading to the parking area. The front garden is mainly laid to lawn and has glimpses over the Exe Estuary. The rear garden is a real feature of the property and has a good degree of privacy with an abundance of mature trees, shrubs and access to the workshop.

WORKSHOP

5.22m x 2.95m (17'2" x 9'8")

Light and power connected with window and door to the rear garden.







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