

# 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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