

# Counties Cescent, **Starcross**, EX6 8EJ



An excellent opportunity to purchase this 2 bedroom corner link house situated in the popular estuary village of Starcross. The property benefits from an enclosed garden, conservatory, uPVC double glazing and no onward chain. Freehold. Council Tax Band - B. EPC - D.

£195,000

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**FRASER & WHEELER**

## UPVC DOUBLE GLAZED FRONT DOOR TO

### ENTRANCE HALL

Coved ceiling, coat hooks, cupboard housing the consumer unit, door to the lounge and open to:

### KITCHEN

**2.90m x 1.67m (9'6" x 5'6")**

Matching base and eye level units with work surface over, stainless steel sink with drainer and mixer tap, electric cooker point with extractor hood over, plumbing for a washing machine, space for a fridge/freezer and uPVC double glazed window looking onto the garden.

### LIVING ROOM

**4.21m x 3.56m (13'10" x 11'8") MAX**

Night storage heater, coved ceiling, under stairs storage cupboard, stairs leading to the first floor and uPVC double glazed door and side window to:

### CONSERVATORY

**3.20m x 2.50m (10'6" x 8'2")**

uPVC double glazed windows and doors leading to the garden.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM 1

**3.17m x 2.63m (10'5" x 8'8")**

uPVC double glazed window, airing cupboard, electric heater and wardrobe.

### BEDROOM 2

**2.24m x 2.07m (7'4" x 6'9")**

uPVC double glazed windows to, coved ceiling and electric heater.

### BATHROOM

Suite comprising panelled bath with shower and glass screen over, WC, pedestal wash hand basin, electric heated towel rail, coved ceiling with spot lights and obscure uPVC double glazed window.

### OUTSIDE

To the front of the property is an allocated parking space and to the rear is an enclosed garden with paved patio, decorative gravel with raised flower bed and garden shed. The garden has a timber fence surround and side access gate.



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