

The Strand, **Starcross**, EX6 8PS

Tucked away in the heart of a popular estuary village this mews style property is superbly located for a range of local amenities, pubs, cycle path and public transport. It benefits from a small area of garden and two parking spaces. The freshly painted accommodation comprises; Living/Dining Room, Kitchen, Double Bedroom and Bathroom.

Tenure: Freehold. Council Tax Band: B EPC. E

£175,000

01626 862379

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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 ride to the beach, or Exeter in the opposite direction, 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.

### Accommodation

Front door to

### Entrance Lobby

Half glazed door to;

### Living Room

**5.57m x 3.55m (18'3" x 11'8")**

A bright double aspect room with windows to the front and side, night storage heater, storage cupboard, stairs to the first floor, door to;

### Kitchen

**2.66m x 1.99m (8'9" x 6'6")**

Fitted with cupboard and drawer base and floor units, space for cooker and fridge, door to walk-in utility cupboard with plumbing for washing machine.

### First Floor Landing

Airing cupboard and further storage cupboard. Doors to;

### Bedroom

**3.81m x 3.62m (12'6" x 11'11") max**

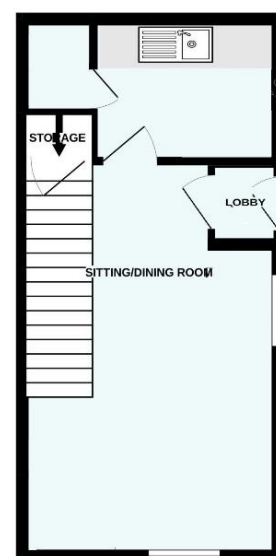
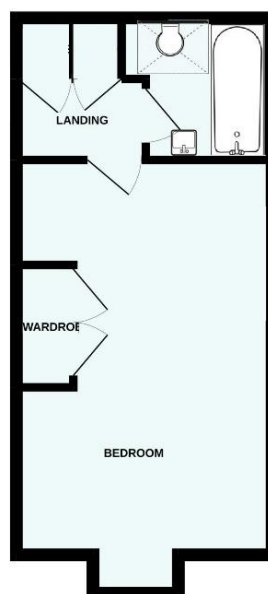
Measurements include built-in wardrobe over the stair bulkhead. Night storage heater. Window to the front aspect with a lovely outlook towards the Exe estuary.

### Bathroom

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC. Velux window and door to eaves storage cupboard.

### Outside

To the front of the property is a small area of garden and the property also has the benefit of two allocated parking spaces.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 sq.m.) approx.  
Made with Metreplan v2022

19 Queens Street, Dawlish, Devon, EX7 9HB  
Telephone: 01 626 862379  
Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)



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