

Barley Walk, **Starcross**, EX6 8SE

Semi detached house enjoying a tucked away position in a popular estuary village with a range of facilities. The accommodation is fitted with gas central heating, uPVC double glazing and comprises; Reception Hall, Living Room, Kitchen, 2 Bedrooms, Bathroom. Enclosed Garden, Garage and Parking. Tenure: Freehold. Council Tax Band: B. EPC: C

OIEO £210,000

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Situated a few yards from open countryside and close to 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

UPVC double glazed front door to;

Reception Hall.

Under stair storage cupboard, radiator, doors, to;

Living Room

4.36m x 3.99m (14'4" x 13'1")

Tiled fireplace and half with gas fire, radiator, stairs to the first floor, window and double doors to the rear garden.

Kitchen

2.06m x 2.05m (6'9" x 6'9")

Fitted with cupboard and drawer base and wall units. Space for electric cooker and plumbing for washing machine. Wall mounted gas combination, boiler and window to the front aspect.

First Floor Landing

Window to the front aspect, radiator, and access to loft space. Doors to;

Bedroom 1

3.99m x 2.67m (13'1" x 8'9")

A slightly irregular shaped room with radiator and window to the rear aspect.

Bedroom 2

2.11m x 2.08m (6'11" x 6'10") Maximum

An irregular shaped single bedroom with window to the side aspect.

Bathroom

Finished with fully tiled walls and fitted with a white suite comprising bath with electric shower over, pedestal wash handbasin, and low-level WC. Radiator, opaque window to the front.

Outside

To the rear of the property is an enclosed garden designed for minimal maintenance with paved patio and gravelled areas with raised borders. The garden enjoys a good degree of privacy and a gate provides access to the rear.

Garage

A single garage located in a block to the rear of the property with a parking space to the front.



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