

Heywood Drive, **Starcross**, EX6 8SD

Purpose built ground floor flat benefiting from a quiet tucked away location backing onto allotments. It is situated in a popular estuary village with a range of amenities and excellent public transport links. The property has the benefit of its own enclosed sunny garden. Reception hall, living/dining room, kitchen, double bedroom, bathroom, parking space.

Tenure: Leasehold. Council Tax: A EPC: D

£140,000

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Location

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 schools, doctors surgery, general store, chemist, church and pubs as well as regular bus and rail services.

Accommodation

All rooms benefit from UPVC double glazing and electric heaters have been fitted relatively recently. The property has the benefit of its own private front door which leads into the reception hall where there is a useful storage cupboard. The bright living/dining room has a decorative fireplace and patio doors which allow the light to flood in and open onto the rear garden. Off this room is the kitchen which is fitted with base and wall units and also has a pleasant outlook onto the rear garden. The spacious double bedroom runs the width of the property and has a window to the front aspect. The bathroom is fitted with a coloured suite including bathroom with electric shower over the bath, pedestal wash handbasin and WC.

Outside

The enclosed private garden enjoys a lovely open aspect with allotments immediately to the rear and countryside beyond. It is mostly paved and enclosed by fencing and a gate provides access to the side. There is also an area of communal garden to the front.

Parking

The property has the benefit of an allocated parking space and there is also a visitor parking space.

Tenure

The property is held on an 999 year lease and we are advised that the annual maintenance charge is £200.

Measurements

Reception Hall

Living/Dining Room

4.85m x 2.87m (15'11" x 9'5")

Kitchen

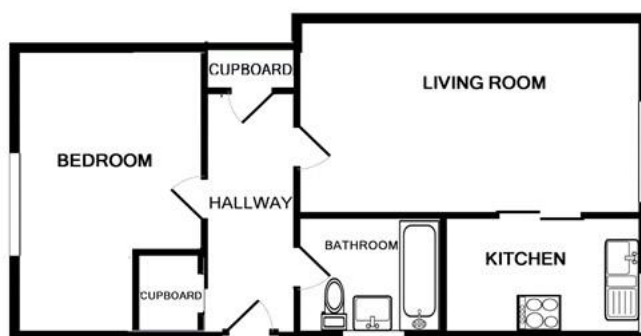
2.88m x 1.80m (9'5" x 5'11")

Bedroom

4.24m x 2.66m (13'11" x 8'9")

Bathroom

1.87m x 1.66m (6'2" x 5'5")



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