

# Swan Road, **Starcross**, EX6 8QW



Well presented three bedroom semi detached house situated in well regarded cul de sac in a popular estuary village.

The accommodation has the added benefit of a ground floor cloakroom, utility and conservatory and is fitted with uPVC double glazing and gas central heating.

Tenure: Freehold. Council Tax Band: C. EPC - C.

£280,000

01626 862379

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### Location

The property enjoys an excellent location in a favoured cul de sac with a pleasant outlook towards trees with the village playing fields beyond. It is 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.

Situated near the River Exe 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.

### Accommodation

The property offers well presented accommodation fitted with uPVC double glazing and gas central heating with radiators to all principal rooms. A conservatory has been added to the rear creating additional living space which flows through to the garden. In addition a useful lobby area and cloakroom have also been added and the kitchen has been updated by the current owner in recent years.

Entry to the property is in to the reception hall which leads to the living room. This light and comfortable room has a large picture window with a pleasant outlook to the front and an arch leads to the kitchen/dining room which is the heart of the home. It is fitted with a range of base and wall units with built in electric oven and gas hob and there is plumbing for a dishwasher. Patio doors open to the conservatory which provides an excellent place for relaxing and enjoying the garden. Off the kitchen is a useful lobby area and cloakroom and a door through to the garage.

On the first floor are three bedrooms, two doubles and a single with bedrooms one and three enjoying the pleasant outlook to the front. The bathroom is fitted with a white suite with a shower over the bath.

### Outside

The open garden to the front is mainly laid to lawn with well stocked shrub borders adding colour and interest.

The rear garden is a feature of the property and benefits from the afternoon and evening sunshine. There are two paved patio areas creating great places for relaxing or entertaining and there is a small area of lawn. In the centre of the garden is a striking palm tree adding interest to this lovely space.







### Parking

A brick paved drive provides parking and leads to the attached garage.

The garage has light, power points and plumbing for a washing machine

### Measurements

Living Room  
4.67m x 3.56m (15'4" x 11'8")

Kitchen/Dining Room  
4.50m x 2.64m (14'9" x 8'8")

Conservatory  
2.44m x 2.18m (8'0" x 7'2")

Utility/Cloakroom  
2.30m x 1.53m (7'7" x 5'0")

### First Floor

Bedroom 1  
4.20m x 2.64m (13'9" x 8'8")

Bedroom 2  
3.23m x 2.54m (10'7" x 8'4")

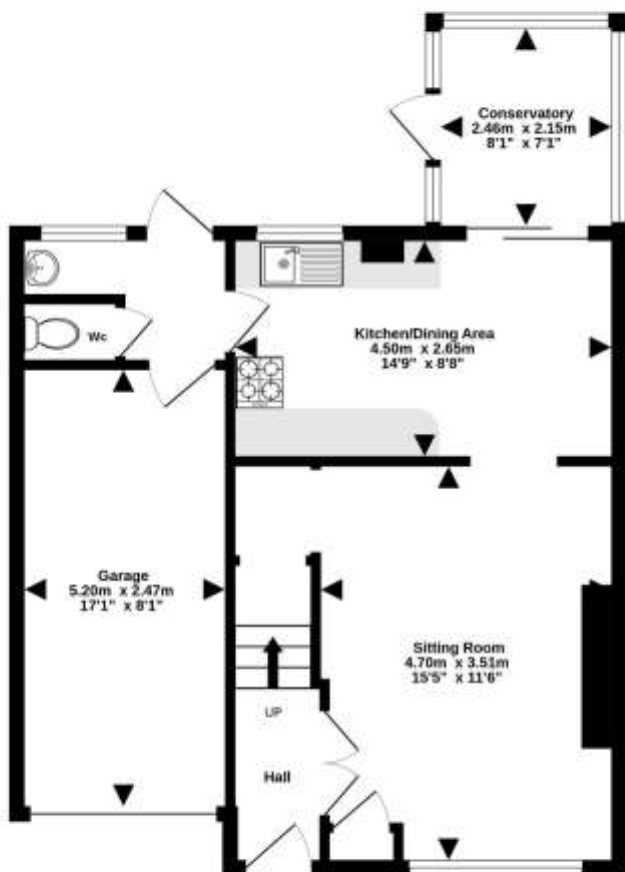
Bedroom 3  
2.16m x 1.83m (7'1" x 6'0")

### Outside

Garage  
5.16m x 2.46m (16'11" x 8'1")



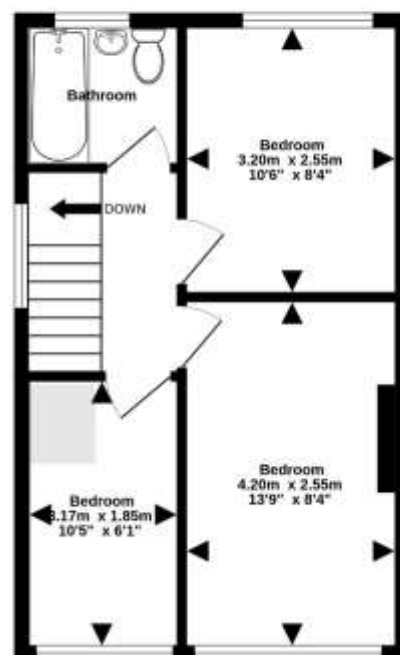
Ground Floor  
54.1 sq.m. (583 sq.ft.) approx.



TOTAL FLOOR AREA : 86.2 sq.m. (927 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1st Floor  
32.0 sq.m. (345 sq.ft.) approx.



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19 Queens Street, Dawlish, Devon, EX7 9HB  
Telephone: 01626 862379  
Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)



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