

Staplake Road, **Starcross, EX6 8PQ**



A substantial and well-proportioned detached bungalow set within a generous and private plot, offering versatile accommodation, multiple reception spaces and excellent outside amenities, including a detached garage, carport and mature gardens, all located in the sought after estuary village of Starcross.

Wild Banks presents a rare opportunity to acquire a spacious single storey home, ideally suited to families, down-sizers or buyers seeking adaptable living with scope to reconfigure, if desired, subject to the necessary consents.

FREEHOLD, COUNCIL TAX BAND - E, EPC - C.

Guide Price **£575,000**

01626 862379

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ACCOMMODATION

The property is approached via a private driveway providing ample off-road parking and access to the detached garage and carport. The main bungalow is arranged across one level and offers spacious, well-balanced accommodation throughout. Fibre broadband connection fitted.

ENTRANCE AND HALLWAY

A welcoming L-shaped entrance hall provides access to all principal rooms, creating a practical and flowing layout ideal for everyday living. Hatch to insulated and boarded loft space, with lighting and access ladder. Airing/storage cupboard.

SITTING ROOM

A generously sized main reception room enjoying a pleasant outlook and ample space for a full suite of furniture. Featuring a focal fireplace and patio door providing direct access to the secluded front garden, this room offers a comfortable and relaxing environment.

FAMILY ROOM

A particularly impressive room with vaulted ceiling and rooflights, creating a bright and airy atmosphere. Door opening onto the rear deck and garden, feature gas fire, making this an ideal entertaining or family space. French doors into:

CONSERVATORY

A light-filled addition overlooking the rear garden, ideal as a garden room, reading space or informal sitting area with direct access outside.

KITCHEN

Well proportioned and fitted with a range of wall and base units, integrated oven, gas hob and extractor. There is generous worktop space and direct access to the dining room.

DINING ROOM

Positioned adjacent to the kitchen, the dining room comfortably accommodates a large table and chairs and benefits from the semi open-plan design, enhancing practicality for entertaining. Direct access to the family room.

BEDROOMS

The bungalow offers four bedrooms, providing excellent flexibility:

Principal Bedroom – A spacious double bedroom with fitted storage and an en-suite shower room.

Bedroom Two – A large double bedroom, with fitted storage, overlooking the front of the property.

Bedroom Three – A further double bedroom, suitable for guests or family, with additional storage.

Bedroom Four – Ideal as a double bedroom, home office or hobby room.

BATHROOMS AND UTILITY

Family Bathroom: Fitted with a white suite including bath, wash basin and WC.

En-Suite Shower Room: Serving the principal bedroom.

Utility Room: A useful additional space providing laundry facilities and extra storage. Housing gas combination boiler serving hot water and central heating.

OUTSIDE

Gardens: Access from driveway on both sides, the property sits within a generous, mature and private plot, with established shrubs, trees, 2 fruiting plum trees, good size summerhouse and adjoining garden shed, raised vegetable bed and patio areas. The rear garden offers a high degree of seclusion and enjoys a pleasant outlook, ideal for outdoor dining and relaxation.





Decking: Directly accessible from the family room and conservatory, creating a seamless indoor-outdoor connection. Ramped access to patio areas.

Garage & Carport: Detached garage and adjacent carport, with electricity and lighting, providing excellent storage and parking options, in addition to the private driveway.

LOCATION AND AREA

Starcross is a highly regarded estuary village situated on the western bank of the River Exe, approximately 8 miles south of Exeter.

The village is renowned for its: Picturesque estuary setting.

Mainline railway station with direct services to Exeter, Dawlish and beyond.

Coastal walks and cycle paths, including the Exe Estuary Trail.

Village amenities including shop, chemist, GP surgery, pub and primary school.

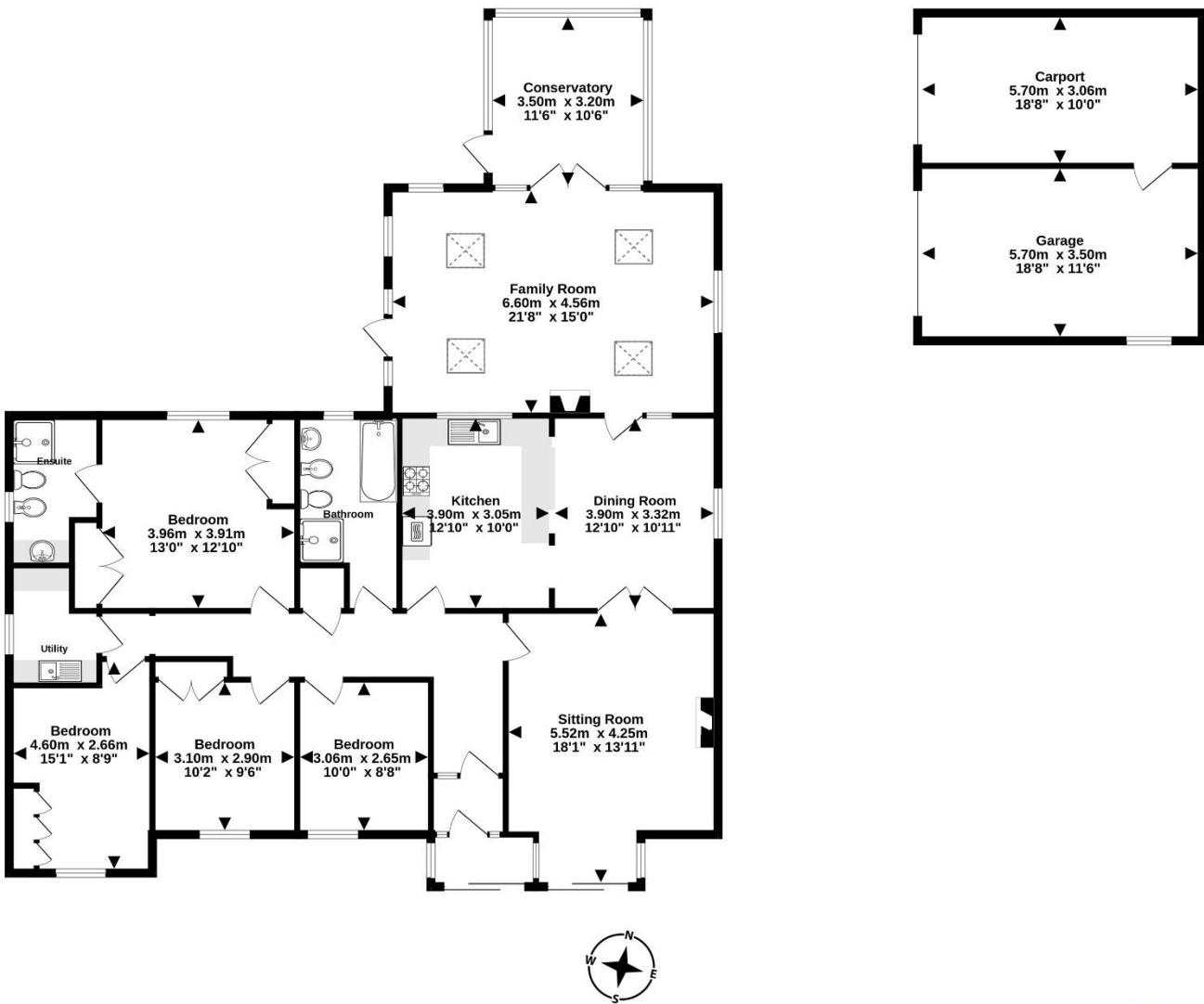
The area offers excellent access to: Exeter city centre, the A379 and M5 motorway, Dawlish, Teignmouth and South Devon beaches, Haldon Forest and Dartmoor National Park.

Starcross is particularly popular with those seeking a coastal lifestyle, scenic surroundings and strong transport links, making it attractive to families, retirees and commuters alike.



Ground Floor
166.1 sq.m. (1788 sq.ft.) approx.

Garage
37.4 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 203.5 sq.m. (2191 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 items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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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&
WHEELER



19 Queen Street, Dawlish, Devon, EX7 9HB

Telephone: 01626 862379

Telephone: 01223 322877
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



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