

Counties Crescent, **Starcross**, EX6 8EJ



A well-proportioned three-bedroom end-terrace house with a private rear garden and front garden. The property provides practical living space over two floors and would suit first-time buyers, investors, or those looking to modernise and personalise a home.

FREEHOLD, COUNCIL TAX BAND C, EPC - C.

£259,950

01626 862379

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FRONT DOOR TO

ENTRANCE HALL

Stairs leading to the first floor and door to:

SITTING ROOM

uPVC double glazed window to the front, radiator and door to:

KITCHEN/DINING ROOM

Base and eye level units with worksurface over, stainless steel sink unit, plumbing for a washing machine, space for a free standing cooker, uPVC double glazed windows and door leading to the rear garden and door to understairs storage cupboard.

FIRST FLOOR LANDING

Storage cupboard and doors to:

BEDROOM 1

2 uPVC double glazed windows to the front and radiator.

BEDROOM 2

uPVC double glazed window and radiator.

BEDROOM 3

uPVC double glazed window with views over the surrounding fields and towards the estuary. Radiator.

SHOWER ROOM

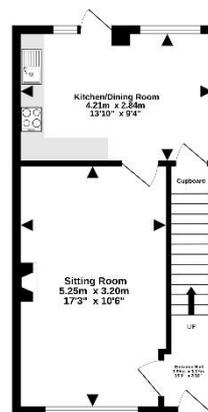
Suite comprising shower enclosure, WC, pedestal wash hand basin, part tiled walls and obscure uPVC double glazed window.

OUTSIDE

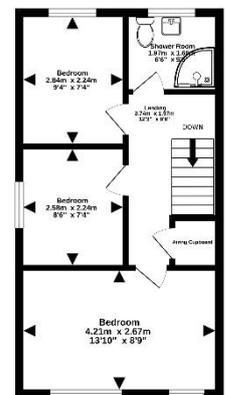
To the front of the property is parking along with a front garden mainly laid to lawn and side access gate leading to the side and rear of the property. To the rear is an enclosed garden again mainly laid to lawn with fence surround, patio and space for a good size shed.



Ground Floor
83.7 sq.m. (883 sq.ft.) approx.



1st Floor
34.1 sq.m. (367 sq.ft.) approx.



TOTAL FLOOR AREA: 67.7 sq.m. (729 sq.ft.) approx.

Our clients should note that these floor area measurements are based on the internal dimensions of the rooms, excluding the area of any external walls, balconies, porches, etc. The actual floor area may vary slightly from the above figures. The actual floor area may vary slightly from the above figures. The actual floor area may vary slightly from the above figures.



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