

Parkers Road, **Starcross**, EX6 8QL

A 3 bedroom semi-detached house that has been remodelled to a high standard throughout. The property has a wonderful open plan living space, gas central heating, uPVC double glazing, enclosed garden and a quality fitted kitchen and bathroom.

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

£285,000

01626 862379

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FRASER & WHEELER

FRONT DOOR TO

ENTRANCE HALL

Engineered oak flooring that runs through the downstairs living space, radiator and glazed double doors lead to:

OPEN PLAN KITCHEN/DINING/LIVING ROOM

uPVC double glazed window to the front, 2 radiators, under stairs storage cupboard, uPVC double glazed doors lead out to the decked area of the rear garden and a further uPVC double glazed door leading to the rear garden. A good quality fitted kitchen with shaker style base and eye level units, solid wood work tops over incorporating a Belfast style sink and drainer, induction hob, stainless steel extractor hood over, eye level double oven decorative tiled splash back, breakfast bar, spot lights and space for a good size table and chairs.

FIRST FLOOR LANDING

uPVC double glazed window to the side, hatch to the loft space and doors lead to:

BEDROOM 1

uPVC double glazed window to the front and radiator.

BEDROOM 2

uPVC double glazed window to the rear and radiator.

BEDROOM 3

uPVC double glazed window to the front, radiator and fitted cupboard.

BATHROOM

A quality fitted suite comprising P shaped shower bath with glass screen and thermostatic shower over, pedestal wash hand basin, WC, heated towel rail, tiled floor and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the property is a driveway leading to the garage, path to the front door and a level lawn. The rear garden has a good size decked seating area leading to a level lawn with timber fence surround, established plants and shrubs and rear access to the garage.

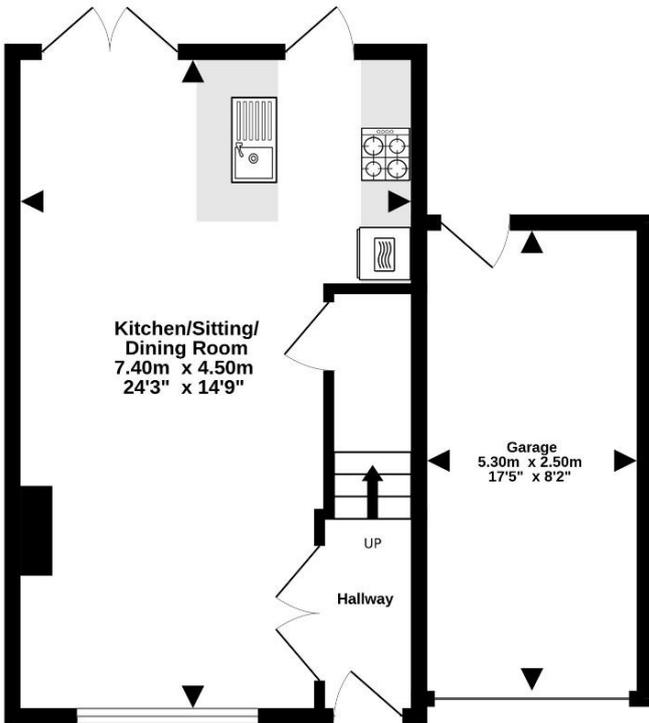
GARAGE

Metal up and over door, wall mounted gas central heating boiler, plumbing for a washing machine and power connected.

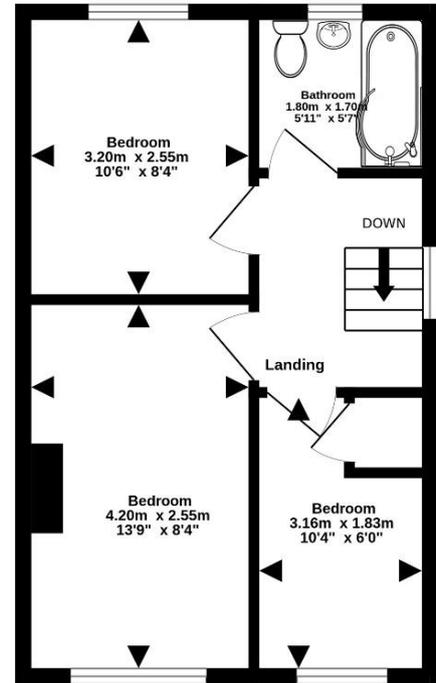




Ground Floor
46.2 sq.m. (497 sq.ft.) approx.



1st Floor
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 79.1 sq.m. (851 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 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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