

The Strand, **Starcross**, EX6 8PP



Well presented ground floor flat conveniently located for the range of amenities offered by this popular village. In particular it offers excellent transport links to Exeter. Open plan living room/kitchen, double bedroom, bathroom.

Tenure: Leasehold. Council Tax Band: A. EPC: D

Offers Over £100,000

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Location

Situated in the heart of the village and close to the river the property offers the opportunity for fishing, kayaking and other water sports. It is also located on 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

The property is situated on the ground floor of this Grade II listed building and offers well presented accommodation fitted with gas central heating.

Access to the flat is via the communal hall and entry to the flat is in to the reception hall with all rooms off. The open plan living space enjoys an outlook to the front aspect with large sash window and ornate cornice ceiling. An arch leads to the kitchen which is fitted with a range of base and wall units with built in electric oven and gas hob, space for appliances and tiled flooring.

The double bedroom has a window to the side and the bathroom is fitted with a white suite and is finished with tiled flooring.

Tenure

The flat is leasehold with a new lease being created. It will also own a share of the freehold with maintenance being split between 3 flats.

Measurements

Living Room

4.68m x 3.23m (15'4" x 10'7")

Kitchen

3.14m x 1.38m (10'4" x 4'6")

Bedroom

3.82m x 3.37m (12'6" x 11'1")



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