

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



Superbly presented house benefitting from an excellent position in a popular village with regular transport links.

The modern, stylish accommodation is fitted with uPVC double glazing and comprises: Entrance Lobby, Living Room, Kitchen/Diner, 2 Double Bedrooms and Bathroom. Enclosed Sunny Garden. Two Parking Spaces.

Tenure; Freehold. Council Tax Band: B EPC: D

Offers Over £230,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

Location

Situated in a quiet road, just a few yards from open countryside and close to the river, the property offers the ideal location for a range of recreational activities. It is also close to 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 offers superbly presented accommodation having been updated in recent years to create a smart modern home. These improvements include wood internal doors, quality flooring, and a stylish kitchen and bathroom.

Entry to the property is via an entrance lobby with useful cloaks cupboard. The living room enjoys an outlook to the front and is warmed by a wall mounted electric heater. Stairs lead to the first floor and door opens through to the kitchen/diner. Finished to a high standard the kitchen includes a range of base and wall units with built in electric oven and induction hob with space for fridge freezer, washing machine and slimline dishwasher. A door leads out to the rear garden.

On the first floor are two double bedrooms, both of which enjoy a pleasant outlook with the distant countryside visible from the main bedroom which also houses the airing cupboard. The bathroom is also finished to a high standard with a white suite with a mains shower over the bath, a vanity sink unit, heated towel rail, tiled flooring and grey tiled walls. A light tube has been fitted to allow for natural light.

Outside

To the front of the property is a low maintenance area of garden laid to gravel. The rear garden enjoys a good degree of privacy and provides a great place to relax and enjoy the afternoon and evening sun. It is enclosed by substantial fencing a laid to paving. A gate provides access to the rear and there is a useful outside tap.

Parking

To the front of the property are two allocated parking spaces.

Measurements

Living Room

4.89m x 3.75m (16'1" x 12'4")

Kitchen/Dining Room

3.75m x 2.71m (12'4" x 8'11")

First Floor

Bedroom 1

3.75m x 2.74m (12'4" x 9')

Bedroom 2

3.75m x 2.26m (12'4" x 7'5")



19 Queen Street, Dawlish, Devon, EX7 9HB

Telephone: 01 626 862379

Email: info@fraserandwheeler.co.uk

www.fraserandwheeler.co.uk

