

The Strand, **Starcross**, EX6 8PA



A surprisingly spacious THREE BEDROOM character home occupying a fantastic position overlooking the Exe Estuary, with a GENEROUS REAR GARDEN, substantial timber GARDEN ROOM and versatile accommodation. FREEHOLD, COUNCIL TAX BAND - C, EPC - D. EPC - D.

Offers in excess of £300,000

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ENTRANCE

Covered entrance porch with front entrance door opening into the property.

ENTRANCE HALL

Providing access to the principal ground floor accommodation with staircase rising to the first floor.

SITTING ROOM

A particularly attractive and generously proportioned principal reception room with a large bay window to the front taking advantage of the property's position and providing an outlook towards the Exe Estuary. A feature fireplace with inset wood-burning stove forms an appealing focal point to the room, complemented by timber-effect flooring, built-in shelving/storage.

KITCHEN

A surprisingly spacious kitchen providing an excellent amount of working and storage space. Fitted with a range of units with work surfaces over and space for a large range-style cooker with splashback. Further space is provided for a substantial American-style fridge/freezer together with additional storage cupboards. Tiled flooring, exposed ceiling timbers and ample space for additional freestanding furniture. Door/access through to the rear section of the accommodation.

UTILITY AREA

A useful additional area positioned beyond the kitchen with fitted work surface and space/plumbing for washing machine and further appliance. Tiled flooring and access to the ground floor shower room. This space also provides a practical link between the main accommodation and the rear of the property.

SHOWER ROOM

Fitted with a modern white suite comprising shower area with glazed screen, WC and wash hand basin with storage cupboard beneath. Part tiled walls and flooring, window providing natural light and ventilation.

FIRST FLOOR LANDING

Providing access to the three bedrooms.

BEDROOM 1

A generous double bedroom, attractively presented and offering ample space for a substantial double bed together with freestanding bedroom furniture. Window providing good natural light and stunning views over the Estuary and fitted/built-in storage.

BEDROOM 2

A further good-sized double bedroom with window overlooking the rear garden and ample space for bedroom furniture.

BEDROOM 3

Another useful bedroom which comfortably accommodates a double bed and could equally work well as a guest bedroom, child's room or home office. Window overlooking the rear aspect.

OUTSIDE

The property is approached from The Strand with a low-maintenance gravelled frontage and pathway leading to the entrance door. Its position opposite the railway and estuary gives the house a distinctive waterside feel, with impressive views across the Exe Estuary clearly visible from the front of the property.





REAR GARDEN

Immediately adjoining the property is an enclosed paved courtyard providing a convenient outside seating area. Steps rise to a further substantial paved terrace, ideal for outside dining and entertaining. Beyond this is a further decked section leading into a much larger gravelled garden area, bordered by established trees, shrubs and mature planting which create an increasingly private feel towards the rear. The overall depth and variety of the outside space is unusual for a property in this position and provides considerable scope for buyers wanting entertaining space, gardening, children's play areas or simply a larger than expected garden.

GARDEN ROOM/SUMMER HOUSE

A particularly substantial timber garden building with double doors opening onto a decked area. The interior provides an excellent additional recreational space and is currently arranged with both seating and sleeping furniture. It would lend itself particularly well to use as a home office, studio, games room, hobby room or summerhouse, subject of course to any necessary consents for a buyer's intended use.

FURTHER GARDEN/STORAGE

The garden continues to provide further useful outdoor and storage space with mature trees and planting together with additional timber sheds/outbuildings.

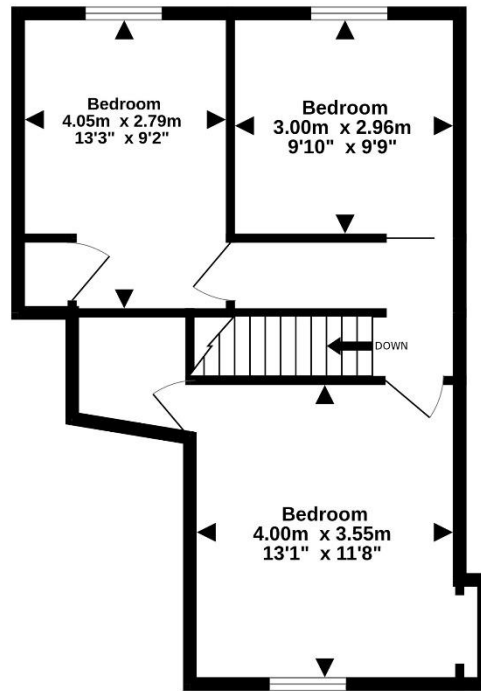
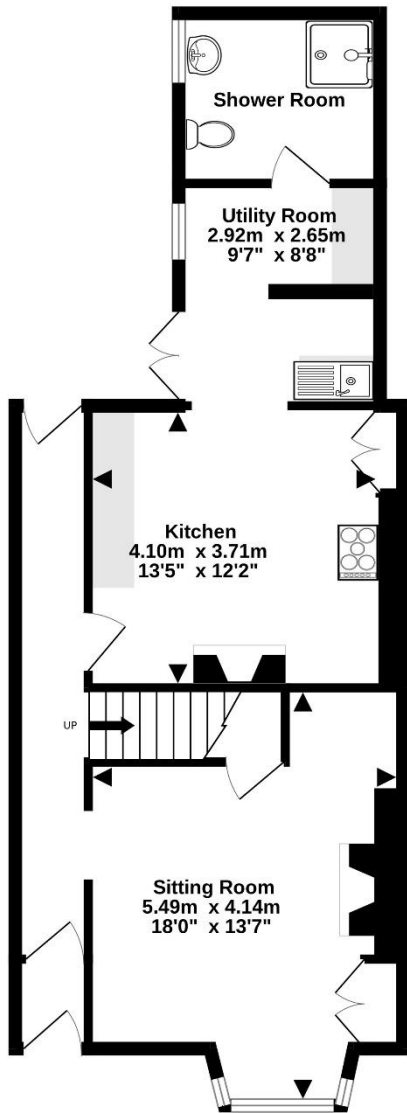
AGENTS NOTE

The property benefits from a right of access to the rear over the neighbouring property.

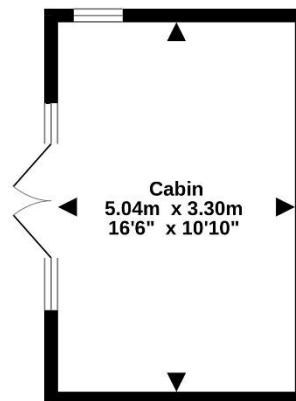


Ground Floor
55.3 sq.m. (595 sq.ft.) approx.

1st Floor
43.0 sq.m. (463 sq.ft.) approx.



Cabin
16.6 sq.m. (179 sq.ft.) approx.



TOTAL FLOOR AREA : 115.0 sq.m. (1237 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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