



Light and spacious first floor two double bedroom flat enjoying stunning views over the Exe estuary and in a central location with good access to all the village amenities including a train link, easy access to local beaches and a ferry service across to Exmouth. This lovely property features; large L-shaped living/dining room with archway through to a good sized kitchen, two good sized bedrooms and bathroom. Outside the property has use of a communal garden area and two allocated parking spaces. The property will be sold Chain Free.

Royal Way
Starcross £185,000

West of **EXE**

Royal Way Starcross £185,000

Light and spacious first floor flat | Two double bedrooms | Large L-shape living/dining room | Modern kitchen | Bathroom | Gas central heating | Upvc double glazing | Use of communal garden | Share of freehold | Chain Free

PROPERTY DETAILS:

APPROACH

Covered entrance with glass panel front door to entrance lobby.

ENTRANCE LOBBY

Small entrance lobby with stairs to first floor. Coat hanging space. Radiator.

STAIRS/LANDING

Stairs from entrance lobby to first floor landing. Hatch to loft space also housing the gas boiler. Radiator. Door to slim storage cupboard. Further door to airing cupboard complete with radiator and shelving. Glass panel door to living/dining room. Doors to bedroom 1 and bathroom.

LIVING/DINING ROOM

15' 6" x 15' 3" (4.72m x 4.65m) (narrowing to 10'7" (3.05m)) Light and spacious L-shape room with large feature bay Upvc double glazed windows to side aspect offering stunning views over the Exe estuary towards Exmouth. Radiator. TV and telephone points. Feature archway opening through to the kitchen. Door to bedroom 2 and doorway to kitchen.

KITCHEN

Attractive kitchen with Upvc double glazed window to side aspect with wonderful outlook over the Exe estuary. Fitted Shaker style kitchen with range of base, wall and drawer units in a cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and ceramic hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Recess spotlights. Tiled floor.

BEDROOM 1

10' 8" x 8' 8" (3.25m x 2.64m) (plus wardrobes) Spacious double bedroom with Upvc double glazed window to side aspect. Radiator. Triple sliding mirror doors to large built-in wardrobe complete with hanging rails and shelving. Further folding mirror doors to deep over stair wardrobe complete with hanging rail and shelf.

BEDROOM 2

8' 9" x 8' 9" (2.67m x 2.67m) Further spacious double aspect room with Upvc double glazed windows to side and rear aspect. Radiator.

BATHROOM

7' 9" x 5' 7" (2.36m x 1.7m) Upvc double glazed window to side aspect with obscure glass. Coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap with shower head attachment. Part tiled walls. Ladder style radiator.

OUTSIDE

COMMUNAL GARDEN

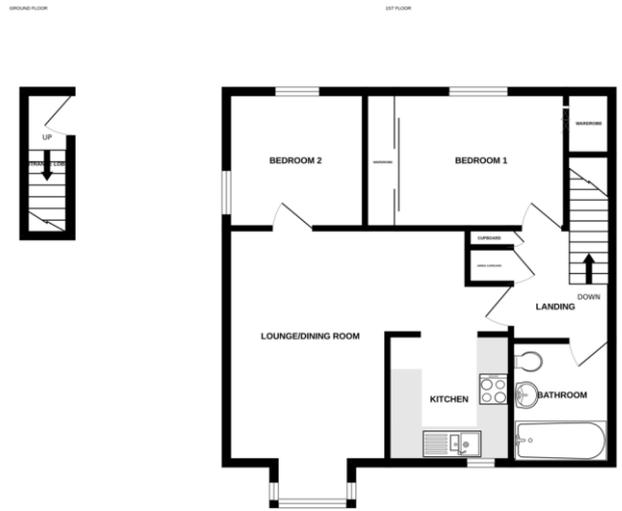
Enclosed communal garden area located close to the property laid to lawn and enjoying a southerly aspect.

PARKING

Two allocated parking spaces located to the side of the property in residents car park.

AGENTS NOTES:

The property is leasehold but has a share of the freehold
Council Tax Band: B - Teignbridge District Council



Measurements are approximate. Not to scale. Illustrations prepared only.
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