



- STUNNING WELL PRESENTED COTTAGE
- SITUATED IN THE HEART OF STARCROSS
- ENTRANCE PORCH, KITCHEN DINER
- SITTING ROOM WITH WOOD BURNING STOVE
- TWO DOUBLE BEDROOMS, FAMILY BATHROOM
- UPVC DOUBLE GLAZING, UNDER FLOOR HEATING
- CAR PORT PARKING
- GARDENS WITH GARAGE/WORKSHOP/GYM

Church Street, Starcross, Exeter, EX6 8PZ

Guide Price £285,000

Offered to the market for the first time in approximately 35 years is this stunning two bedroom cottage conveniently positioned in the heart of Starcross offering very well presented accommodation briefly comprising; reception porch, sitting room, kitchen diner, two bedrooms, family bathroom, uPVC double glazing, under floor heating, car port parking, attractive gardens, garage/workshop/gym.



Property Description

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Obscure glazed composite front door into...

RECEPTION PORCH

With uPVC double glazed window to front and side aspects, high level cupboard housing electric meter and consumer unit, coat hanging hooks, tiled flooring. Multi-paned timber door through to...

SITTING ROOM

With uPVC double glazed window to front, attractive fireplace with timber mantle and wood burning stove, underfloor heating, power points, television aerial connection point. Stairs rising to first floor. Squared arch through to...

KITCHEN/DINER

Dual aspect with uPVC double glazed window to rear and side aspects, obscure glazed timber rear door gives access to rear garden. attractive matching range of wall and base units with beech block work surface, inset butler sink, integrated electric oven and four ring induction hob with extractor canopy above, tiled splash backs, power points, space and plumbing for washing machine, integrated fridge freezer, power points, ceiling spotlights, underfloor heating.

FIRST FLOOR LANDING

With useful storage cupboard and uPVC double glazed window to side. Airing cupboard with slatted timber shelving and factory lagged hot water cylinder.

BEDROOM ONE

With two uPVC double glazed windows to front, radiator, power points, built in wardrobes, loft access hatch.





BEDROOM TWO

uPVC double glazed window to rear, radiator, power points.

FAMILY BATHROOM

Obscure uPVC double glazed window to rear, modern white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, L-shaped panel bath with mains fed shower, glazed shower screen, mirrored vanity unit, chrome ladder heated towel rail, ceiling spotlights, underfloor heating.

OUTSIDE

To the front, a timber gate opens into a small courtyard laid to paving and bordered with an attractive flower bed. Double gates open to a CAR PORT/DRIVEWAY. The rear garden is predominantly laid to lawn bordered by hedging with an attractive enclosed paved patio, perfect for relaxation, barbecues or alfresco dining. Outside power sockets. Garage with a garage door access at the rear, currently being used as a store/work room/gym with power points and lighting. Outside water tap. Timber shed.

MATERIAL INFORMATION - Subject to legal verification

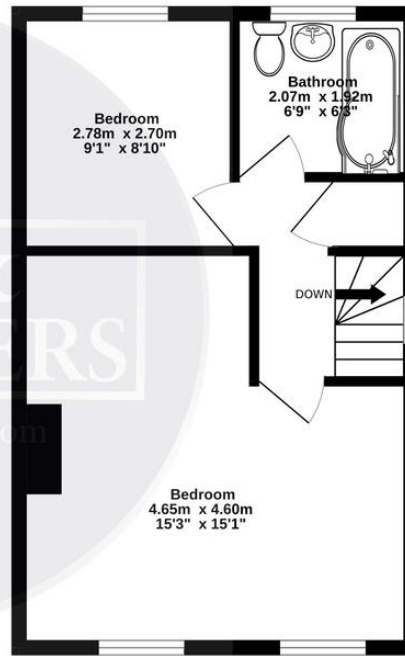
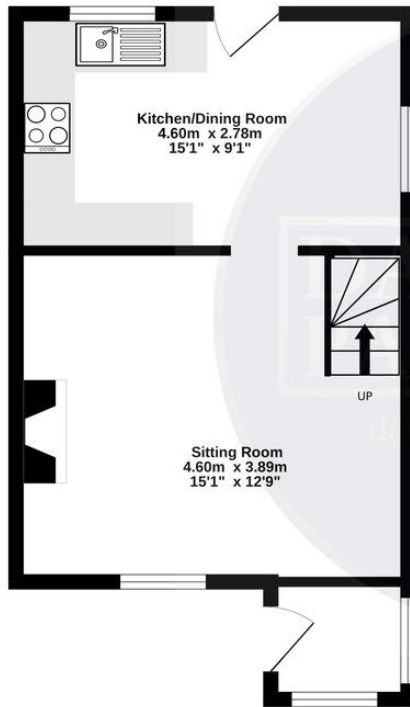
Freehold

Council Tax Band C



Ground Floor
32.2 sq.m. (347 sq.ft.) approx.

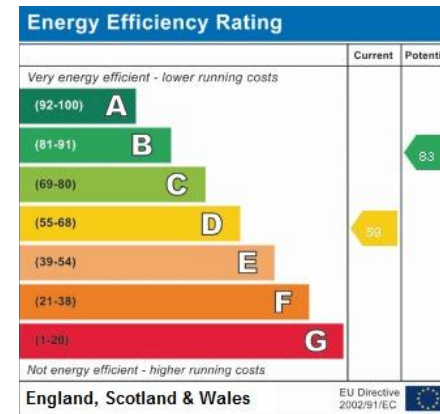
1st Floor
33.7 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA : 65.9 sq.m. (710 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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