



- FAMILY HOME WITH ESTUARY VIEWS IN HIGHLY DESIRABLE VILLAGE OF STARCROSS
- ENTRANCE PORCH, RECEPTION HALL
- SITTING ROOM, SNUG
- KITCHEN, DINING ROOM, CONSERVATORY
- GROUND FLOOR WC, FIRST FLOOR BATHROOM
- FOUR BEDROOMS
- ONE BEDROOM ANNEXE
- ENCLOSED GARDEN TO REAR, BOAT HOUSE AND WORKSHOP

The Strand, Starcross, Exeter, EX6 8PA

£599,950

A wonderful four bedroom family home with stunning estuary views situated in the heart of Starcross and offering a one bedroom "Sail Loft" annexe. Large enclosed garden. An early viewing comes highly recommended.



Property Description

ENTRANCE PORCH

With wall mounted consumer unit and electric meter. Obscure glazed timber door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor.

SITTING ROOM

With uPVC double glazed sash bay window to front enjoying some estuary views, fireplace with wood burning stove, radiator, power points. Glazed double doors into...

SNUG

With uPVC double glazed bay window to front, modern vertical radiator, power points, telephone socket, door to useful under stairs storage cupboard.

DINING ROOM

With uPVC double glazed window to rear, tiled flooring, fireplace, radiator, attractive ceiling beam.

KITCHEN

With uPVC double glazed double doors opening to rear garden, range of matching base units with beech block work surface over, inset ceramic sink drainer, space and plumbing for electric range cooker, space and plumbing for dishwasher and fridge freezer, tiled flooring, ceiling spotlights, tiled splash backs. Door opening to a generous larder cupboard with timber shelving. Glazed timber door into...

CONSERVATORY

WC

White suite comprising close coupled WC, wall mounted wash hand basin, tiled splash backs, vanity mirror, extractor fan.

uPVC double glazed rear door gives access out to the rear garden. Base units with beech block work surface, space and plumbing for washing machine, power points.





FIRST FLOOR LANDING

Obscure glazed uPVC window and loft access hatch.

FAMILY BATHROOM

With uPVC double glazed windows and Velux window to rear, white suite comprising concealed cistern flush WC, inset wash hand basin set into vanity unit, shaver socket, roll top claw foot bath, large walk-in glazed shower enclosure with mains fed shower and rainwater head, tiled splash backs, heated towel rail. Door to airing cupboard housing free-standing boiler and with slatted shelving. Timber sliding door.

BEDROOM THREE

uPVC double glazed window to rear, vertical column radiator, power points, built in storage cupboard.

BEDROOM ONE

Two timber framed windows with secondary glazing to front enjoying spectacular estuary views across to Exmouth, radiator, power points, feature fireplace with timber mantle, picture rail.

BEDROOM TWO

Timber framed bay window to front enjoying similar views to that of bedroom one, secondary glazing, radiator, power points, telephone socket, built in storage cupboard with timber shelving.

BEDROOM FOUR

Two steps down. A generously sized room with uPVC double glazed window to rear, built in wardrobes, radiator, power points, wash hand basin with tiled splash back.

OUTSIDE

To the rear is an area of hardstanding and timber access gate. Double doors open to the BOAT SHED with space for small boat, canoes, paddleboards etc. Light. Glazed timber door opens into the WORKSHOP with power and light. Unit with inset wash hand basin, multi-paned window to side overlooking the garden.



SAIL LOFT ANNEXE

With glazed composite front door into...

ENTRANCE HALL

Wall mounted electric meter, coat hanging hooks. Stairs rising to first floor.

FIRST FLOOR

Built in cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating, uPVC double glazed windows to front and side aspect, sliding door to Juliet balcony at front. Vaulted ceiling.

KITCHEN

With a range of matching shaker style base units with timber work surface, inset three ring electric hob, integrated electric oven, inset stainless steel sink drainer, tiled splash backs, power points, space for fridge freezer, space for small dining table and chairs, telephone socket, two radiators, television aerial connection point. Door through to...

BEDROOM

uPVC double glazed window to side, radiator, power points. Sliding door to...

EN-SUITE SHOWER ROOM

Modern white suite comprising close coupled corner WC, inset wash hand basin set into vanity unit, glazed shower enclosure with mains fed shower and rainwater head, extractor fan.

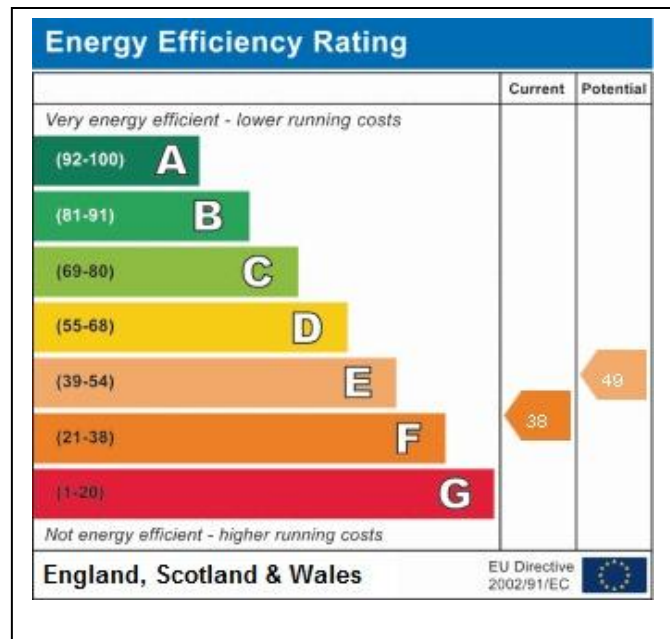
OUTSIDE

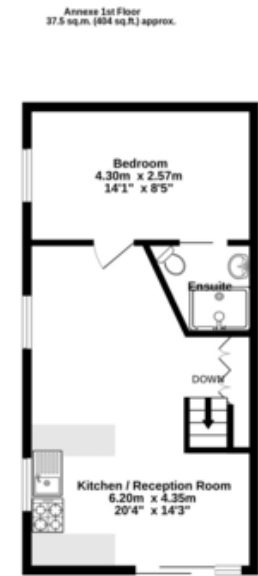
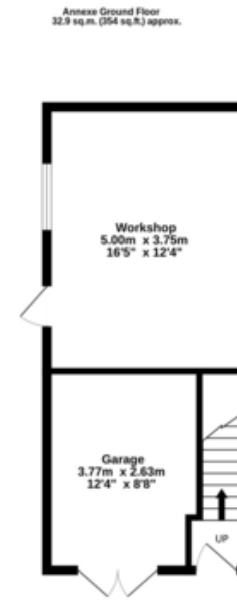
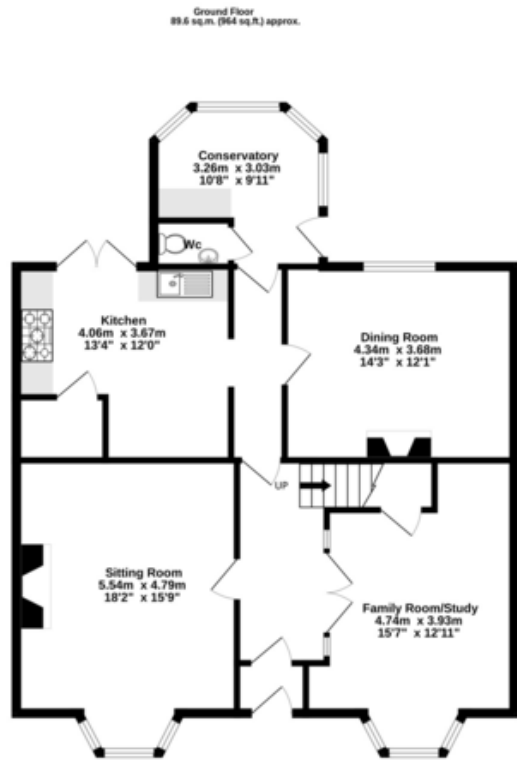
The rear garden is a particular feature and of much larger size than would usually be expected. Fully enclosed by stone wall and timber fencing, predominantly laid to lawn and bordered by an array of mature plants, shrubs and trees. At the head of the garden is a timber summerhouse and a paved patio seating area, perfect for relaxation or entertaining.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E





TOTAL FLOOR AREA : 240.5 sq.m. (2589 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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