



West of 

## The Strand

Starcross

Offers in excess of £300,000

# The Strand

Starcross O.I.E.O. £300,000

Attractive character two double bedroom end of terrace cottage situated in the highly popular estuary village of Starcross, with wonderful estuary views and easy access to all amenities, train link, coast and city of Exeter. This superb property features; two good sized reception rooms and modern kitchen. On the first floor two double bedrooms and bathroom. A real feature of the property is the outside space with an attractive courtyard garden and pathway down to a further wonderful hidden garden. The property also benefits from a single detached garage and off road parking for one vehicle.

Character end terrace cottage | Two double bedrooms | Attractive living room | Spacious dining room | Fitted kitchen | Bathroom | Attractive courtyard garden | Single detached garage | Further hidden garden | Off road parking for one vehicle

## PROPERTY DETAILS:

### APPROACH

Upvc part glazed door to entrance lobby.

### ENTRANCE LOBBY

Small entrance lobby with attractive tiled floor. Door to understair storage cupboard. Door to living room and doorway to dining room.

### LIVING ROOM

12' 1" x 11' 6" (3.68m x 3.51m) (plus bay window) Light and spacious living room with Upvc double glazed bay window to front aspect. Feature fireplace with solid wood mantle, slate hearth and fitted wood burning stove. Stripped wood floor. Radiator. TV and telephone points. Wall lighting.

### DINING ROOM

12' 3" x 9' 9" (3.73m x 2.97m)(plus deep door recess) Attractive room with Upvc double glazed window to side aspect with deep sill. Door to understair storage cupboard also housing the gas boiler. Radiator. Door to stairs and first floor. Internal window with obscure glass to kitchen. Doorway to kitchen.

### KITCHEN

7' 6" x 7' 1" (2.29m x 2.16m) Upvc double glazed window to rear aspect with outlook over the courtyard garden. Fitted kitchen with range of base, wall and drawer units in white finish. Wood effect worktop with tiled surround and inset stainless steel sink with mixer tap. Integral electric single oven and gas hob with extractor hood over.



Space and plumbing for washing machine. Further under worktop space for fridge. Radiator. Tiled floor. Part glazed Upvc door to garden.

## FIRST FLOOR

### STAIRS/LANDING

Stairs from dining room to first floor landing with Upvc double glazed window to side aspect with deep sill. Two hatches to separate loft areas. Fitted shelving. Door to bedroom 1 and doorway to inner hallway with doors to bedroom 2 and bathroom.

### BEDROOM 1

10' 8" x 9' 8" (3.25m x 2.95m) Spacious double bedroom with Upvc double glazed window to front aspect offering wonderful views over the Exe estuary towards Exmouth. Radiator. TV point. Feature ornate fireplace with Victorian style moulded cast iron inset and grate.

### BEDROOM 2

12' 9" x 9' 9" (3.89m x 2.06m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator. Feature ornate fireplace with Victorian style moulded cast iron inset and grate. Sliding doors to built-in wardrobe complete with hanging rail and shelf.

### BATHROOM

9' 3" x 8' 6" (2.82m x 2.59m) (narrowing to 4'3" (1.22m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap with shower head attachment. Radiator. Recess spotlights. Stripped wood floor. Door to over stair airing cupboard complete with hot water tank and shelving.

## OUTSIDE

### FRONT AND SIDE

Small front garden enclosed by wall of solid wood sleepers and laid to gravel with a variety of plants. Pathway and shared driveway leading to front door and gated access to garden

### REAR GARDENS

A real feature of the property is the gardens which include a lovely enclosed courtyard garden laid to paving and offering a good degree of privacy. A pathway leads away from the property to a further hidden good sized garden with paved, gravelled and lawned areas edged by mature borders, Fitted summer house.

### GARAGE

19' 0" x 7' 10" (5.79m x 2.39m) Up and over door to good sized single detached garage with light and power. Part glazed pedestrian door to side.

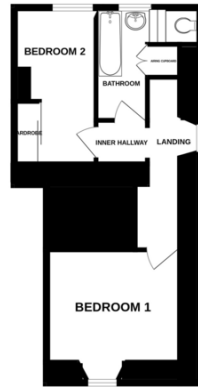
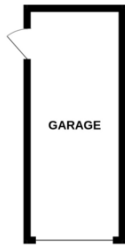
### AGENTS NOTES:

The property is Freehold  
Council Tax Band: B - Teignbridge District Council

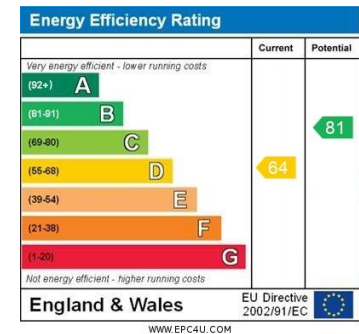


GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



**EXETER OFFICE**  
18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**EAST DEVON OFFICE**  
61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk

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