



This terrace house is situated in a popular level location within the sought after Exe Estuary village of Starcross. The property occupies a level plot and offers well-proportioned accommodation with scope for updating. FREEHOLD, COUNCIL TAX BAND - B, EPC - E

The property is subject to a covenant by Teignbridge District Council (Section 37 of The Housing Act) which states the property can only be sold to a person or persons who have lived or worked in Devon for the past three years. EPC - E.

£212,500

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## FRONT DOOR TO

## ENTRANCE HALL

Stairs leading to the first floor and doors to:

## KITCHEN/DINING ROOM

Base and eye level units with work surfaces over, stainless steel sink unit, space for appliance, window to the front and rear of the property, night storage heater and door to:

## UTILITY ROOM

Base and eye level units, work surface, cooker point, space for a fridge/freezer and obscure glazed door leading to the rear.

## SITTING ROOM

Window to the front and rear, night storage heater and fireplace.

## FIRST FLOOR LANDING

2 Windows to the rear of the property and doors to:

## BEDROOM 1

window to the front of the property.

## BEDROOM 2

window to the front of the property.

## BEDROOM 3

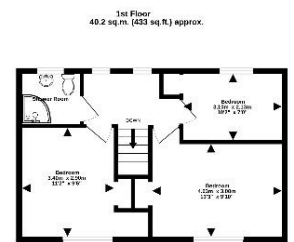
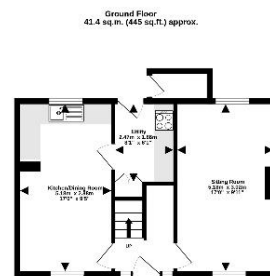
window to the rear of the property.

## SHOWER ROOM

Modern suite comprising shower enclosure, pedestal wash hand basin, WC and obscure glazed window to the rear.

## OUTSIDE

To the front of the property is a path leading to the front door with open covered porchway and areas of garden to either side. To the rear is an enclosed garden with part timber fence surround, rear access gate and external store/WC.



TOTAL FLOOR AREA - 81.6 sq.m. (878 sq.ft.) approx.  
We believe the above information to be a fair and accurate representation of the property, but we do not warrant its accuracy. The above information is provided for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.

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Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.