

# Western Drive, **Starcross**, EX6 8EH



Detached house benefiting from an excellent position at the end of a cul de sac, well placed for the range of amenities offered by this popular riverside village. The recently decorated accommodation benefits from new electric heating and gas boiler. Reception Hall, Cloakroom, Living Room, Garden Room, Kitchen, 4 Bedrooms, En Suite, New Family Bathroom, Sunny Garden, Garage and Parking. Tenure: Freehold. Council Tax Band: D. EPC: D

For Sale @ £360,000

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### Location

Situated adjacent to playing fields, just a few yards from open countryside and close to the river, the property offers the ideal location for a range of recreational activities. It is also close to a level cycle route offering a gentle ride to the beach, or Exeter in the opposite direction, past a selection of well renowned pubs. There are beautiful walks around the country lanes and the picturesque estate of Powderham Castle to be enjoyed. The property is also well located for the range of facilities offered by the village including schools, doctors surgery, general store, chemist, church and pubs as well as regular bus and rail services.

### Accommodation

The property offers well presented accommodation having been redecorated and new floor coverings fitted.

The current owners, have also fitted a new bathroom and electric heating system and in addition mains gas has been connected with a new boiler fitted which provides the hot water. It is fitted with a combination of uPVC and sealed unit double glazed windows.

Entry to the property is in to a useful entrance porch which in turn leads to the reception hall where there is a cloakroom with WC and hand basin.

The kitchen looks out to the front aspect and has a door to the side of the property. It is fitted with a comprehensive range of base and wall units and includes a built in electric eye level oven and electric hob. There is space for a dishwasher, washing machine, tumble dryer and fridge freezer.

The spacious sitting room has a feature fireplace with open fire, a window to the side and patio doors opening to the sun room. This is a great room to relax (although the owners currently use it as a gym!) and enjoy the sunny aspect and lovely outlook over the garden.

On the first floor are two double bedrooms both with built in wardrobes and the main bedroom has an en- suite shower room. There are two further bedrooms, a comfortable single and a smaller single which works as a study or occasional bedroom.







The family bathroom has been updated and is fitted with a white suite with complimentary tiling.

### Outside

To the front of the property the garden has been brick paved for ease of maintenance with two inset trees adding interest and colour. A path to the side of the property leads to the rear garden which is a delightful feature of the property. It enjoys a sunny aspect and high degree of privacy with paved patio areas providing great places to relax and entertain. There is a small area of lawn, fish pond and flower and shrub borders.

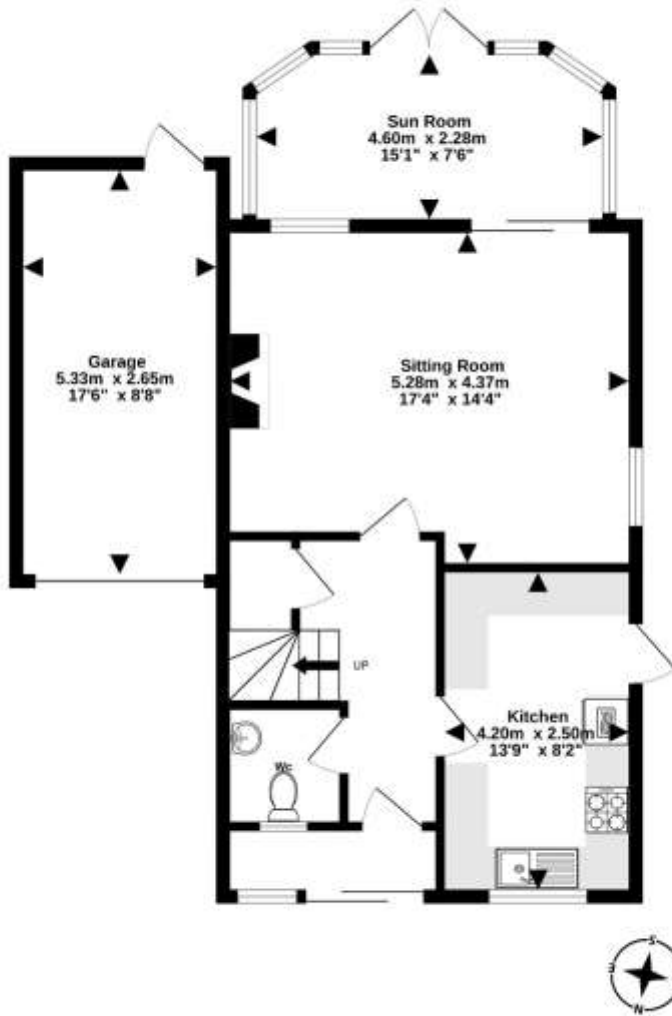
### Parking

A driveway provides parking and leads to the single garage which has power points and a courtesy door to the rear garden.

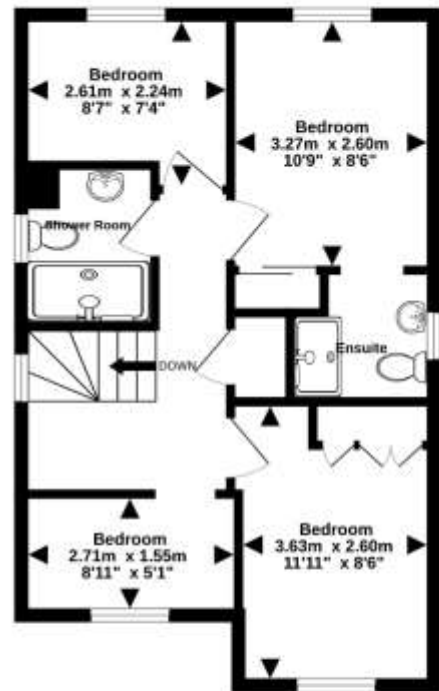




Ground Floor  
68.8 sq.m. (740 sq.ft.) approx.



1st Floor  
42.5 sq.m. (458 sq.ft.) approx.



**TOTAL FLOOR AREA : 111.3 sq.m. (1198 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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