



£235,000
6 New Road, Starcross, Exeter, Devon, EX6 8QG



Charming extended cottage in the centre of this popular Exe estuary village

**Sitting room. Extended kitchen/ Dining room.
2 bedrooms. Modern Bathroom.
Double Glazing. Central Heating.
Courtyard south facing garden**

LOCATION:

Starcross is a small estuary-side village in Devon, situated on the west bank of the River Exe between Exeter and Dawlish. It has a railway station on the main Exeter–Plymouth line, a seasonal ferry link to Exmouth, and easy access via the A379. The village offers local shops, pubs, and a primary school, with larger services available in nearby towns. Known for its Brunel atmospheric railway engine house and proximity to Powderham Castle, Starcross combines history with a relaxed coastal lifestyle. Its estuary setting makes it popular for sailing, walking, and birdwatching.

The accommodation comprises (all measurements are approximate):-

ENTRANCE: Double glazed fan light entrance door to the..

ENTRANCE LOBBY: Tiled floor. Doors to sitting room. Door to a store running down the side of the house providing an ideal boot room and Utility space.

SITTING ROOM

13' 8" (4.17m) x 12' 10" (3.91m):

Double glazed window to the front. Solid wood flooring. Cast iron wood burner on a slate hearth. Radiator. Opening through to the..

DINING ROOM/KITCHEN:

The dining area 11' (3.35m) x 10' 3" (3.12m): A spacious room with slate tiled flooring. Radiator. Doors with stairs leading up to the first floor. Opening through to the **Kitchen area** 11' 9" (3.58m) x 8' 11" (2.72m): Slate flooring continues from the dining room. Stone effect worktop surfaces in tiled splashback. Inset 1½ bowl stainless steel sink with drainer and mixer tap. 5 ring gas hob. Built-in double oven. Cupboards and drawers under with space for a fridge freezer. Built-in dishwasher. Double glazed window to the rear and a double glazed door leading out to the rear. Matching wall-mounted cupboards. Stainless steel cooker hood. Two double glazed velux windows. Ceiling speakers. Kick space lighting.

FIRST FLOOR:

BEDROOM 1

15' 4" (4.67m) x 7' 7" (2.31m):
Double glazed window to the front. Radiator.

BEDROOM 2

18' 4" (5.59m) x 6' 7" (2.01m):
Double glazed window to the front. Radiator.

BATHROOM:

10' 11" (3.33m) x 8' 4" (2.54m):

Modern white suite comprising a large walk-in double shower cubicle with a built-in shower in full tiled surround. Low level WC. Free standing bath with free standing mixer shower tap. Wash hand basin with mixer tap in tiled splashback. Chromed rung radiator. Opaque double glazed window to the rear and a double glazed velux window. Downlighters. Storage cupboard.

OUTSIDE:

To the rear is an enclosed courtyard and a low-maintenance garden with a pedestrian rear gate.
The garden faces south and has a central path with some gravelled seating areas.

TENURE: Freehold

COUNCIL TAX: Band B

WHAT3WORDS: preparing.frown.tiredness



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

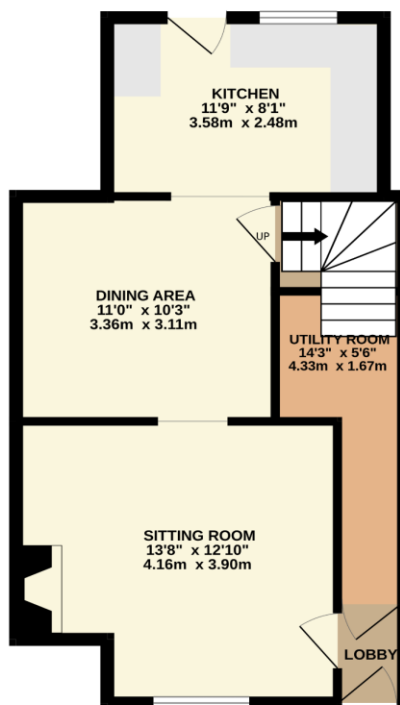
Not energy efficient - higher running costs

Current Potential

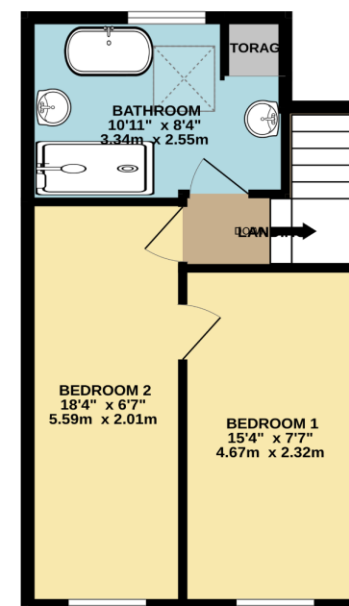
71

50

GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) 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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Health and Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.