

WWW.NEWDAUNSALES.CO.UK

PO BOX 98, DAWLISH, EX7 7AA

TEL. 01626 866096

THREE BEDROOM COTTAGE WITH ESTUARY VIEWS & LARGE GARDENS



***THREE BEDROOM COTTAGE *ENTRANCE HALL/STUDY AREA *LOUNGE *KITCHEN
*CONSERVATORY *THREE GOOD SIZE BEDROOMS *BATHROOM *SEPARATE WC *APPROX 120'
REAR GARDEN *PARKING *UPVC DOUBLE GLAZING *GAS CENTRAL HEATING
*EXE ESTUARY VIEWS**

PURCHASE PRICE £230,000

**WWW.NEWDAUNSALES.CO.UK
WWW.NEWDAWNLETTINGS.CO.UK**

THE VIEW, THE STRAND, STARCROSS, DEVON, EX6 8PA

This beautifully presented three bedroom cottage is situated in the heart of the popular Village of Starcross and enjoys views over the Exe Estuary to Lympstone. The property has the benefit of all modern conveniences whilst retaining all the character and charm one would expect in a period property. An additional delight is the large, private enclosed rear garden – a must for families. The property must be viewed internally to appreciate its size, character and quality.

PARTICULARS OF PROPERTY:

UPVC Double Glazed Entrance Door into:-

Hall/Study: 11'1 x 9'3 (3.38m x 2.83m) Large entrance area ideal as a study comprising Quarry Tiled Floor, UPVC double glazed window to side; multi-fuel burner with wooden beam over, under-stairs storage cupboard; Telephone point. Timber door into:-

Lounge: 13'3 x 11'8 (4.05m x 3.6m) UPVC double glazed window set into Bay; Multi-fuel Burner with wooden beam over; stripped wooden floorboards; radiator. From hall;

From the Entrance Hall an arch leads to:

Kitchen: 10'8 x 6'10 (3.29m x 1.86m) Quarry Tiled Floor; Fitted with range of wall and base units; Space for electric cooker; Space and plumbing for dishwasher; Space for under-top appliance; Radiator; Wall hung Baxi Combi Boiler.

Conservatory: 9'9 x 7'6 (3.02m x 2.32m) Overlooking rear garden; Ideal as Dining room; Fitted base units with space and plumbing for washing machine; UPVC double glazed to 3 walls with poly-carbonate roof.

From the Entrance Hall stairs rise to:-

First Floor Landing: Stripped wooden floorboards; radiator, Doors off to:-

Bedroom 1: 11'10 x 11'9 (3.38m x 3.63m) Stripped wooden floorboards; UPVC double glazed window to front set into bay – enjoying for reaching views over the Exe Estuary; Built in Wardrobe: Radiator.

Bedroom 3: 9'3 x 7'9 (2.83m x 2.41m) UPVC double glazed window to rear overlooking rear garden; Stripped wooden floorboards; radiator.

Bathroom: Obscure UPVC glazed window to side; Built in storage cupboards, White suite comprising wood panelled bath with shower attachment over; Wash hand basin set into vanity unit; Light /shaver point; radiator.

W.C: Obscure UPVC double glazed window to rear; Low level WC; Stripped wooden floorboards.

Stairs rising to:-

Bedroom 2: 13'6 x 13'1 (14.5m x 3.99m) UPVC double glazed window to side; Velux window to front; Stripped wooden floorboards; Under eaves storage

Front: Off road parking for one car

Rear: The rear garden measures approx 120' (36.58m) and has been carefully planned. Enjoying a high degree of privacy and security this garden is a must for families or those seeking a peaceful retreat. The garden benefits from lawn areas, shrubs and bushes, gravelled areas for ease of maintenance, two garden sheds, a greenhouse and an outside store.

Overall viewings are essential to appreciate the quality, size and charm of this property.

AGENTS NOTE: SERVICES & SYSTEMS HAVE NOT BEEN TESTED

New Dawn Sales for themselves and for the Vendor of this property whose agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of New Dawn Sales. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give and neither do New Dawn Sales nor any person in their employment has any authority to make or given any representation or warranty whatever in relation to this property.