



West of **EXE**

Well Street

Starcross

£310,000

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Chetona is a light and spacious detached village bungalow on a good sized plot offering lots of potential and situated in the heart of the estuary village of Starcross. This lovely bungalow comprises of; large lounge, light and spacious kitchen/dining room, two ground floor double bedrooms, w.c. and bathroom, plus a pull down ladder leads to a partially converted loft space with three further occasional rooms. The property also benefits from a large driveway offering parking for up to three vehicles, an attached single garage and a range of outbuildings. The gardens surround the property on two sides and feature various areas of lawn, gravel and paved areas edged with well stocked borders. Chain Free

Detached villaged bungalow on good sized plot | Two ground floor double bedrooms | Large lounge | Light and spacious kitchen/dining room | Separate w.c. and bathroom | Partially converted loft with three spacious occasional rooms | Mature level gardens surround two sides of the property | Driveway parking for three vehicles | Attached single garage and range of outbuildings | Chain Free

PROPERTY DETAILS:

APPROACH

Covered entrance porch. Upvc part glazed door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Spacious entrance hallway with stripped pine flooring. Central heating radiator. Hatch to partially converted loft space with pull down ladder. Door to large storage cupboard. Doors to adjoining rooms.

LOUNGE

14' 6" x 11' 8" (4.42m x 3.56m) (max) Light and spacious lounge with large Upvc double glazed window to side aspect. Central heating radiator. Feature fireplace with ornate mantle, tiled hearth and inset wood burning stove. TV point.

KITCHEN/DINING ROOM:

KITCHEN AREA:

9' 4" x 9' 2" (2.84m x 2.79m) Upvc double glazed window and Upvc part glazed door to side access. Range of bespoke fitted base and wall units in grey and cream finish. Fitted worktop with inset stainless steel sink. Opening onto dining room area.



DINING ROOM AREA

10' 9" x 9' 1" (3.28m x 2.77m) Light double aspect room with Upvc double glazed windows to side and rear aspect with outlook over the garden. Central heating radiator.

BEDROOM 1

11' 7" x 10' 6" (3.53m x 3.2m) Spacious double bedroom with Upvc double glazed window to side aspect with outlook over the garden. Central heating radiator.

BEDROOM 2

10' 5" x 9' 2" (3.18m x 2.79m) Further spacious double bedroom with Upvc double glazed window to side aspect. Central heating radiator. Stripped pine flooring.

W.C.

Upvc double glazed window to front aspect with obscure glass. White low level w.c.

BATHROOM

5' 8" x 5' 6" (1.73m x 1.68m) Upvc double glazed window to front aspect with obscure glass. White suite comprising; hand wash basin set in vanity unit with cupboard under and bath with tiled surround and electric shower over. Recess spotlighting. Chrome ladder style central heating radiator.

PARTIALLY CONVERTED LOFT:

OCCASIONAL LOFT ROOM 1

13' 9" x 10' 4" (4.19m x 3.15m) Spacious room with Upvc double glazed window to side aspect. Central heating radiator.

OCCASIONAL LOFT ROOM 2

10' 8" x 10' 6" (3.25m x 3.2m) Middle room with opening and ladder access. Doors to eaves storage. Cupboard housing gas central heating boiler.

OCCASIONAL LOFT ROOM 3

10' 8" x 10' 6" (3.25m x 3.2m) Upvc double glazed window to side aspect. Central heating radiator.

OUTSIDE

FRONT

Pretty front garden enclosed with stone wall. Gate and pathway leading to front entrance. Large gated paved driveway edged with raised flower bed and offering parking for up to three vehicles leading to single attached garage.

GARAGE

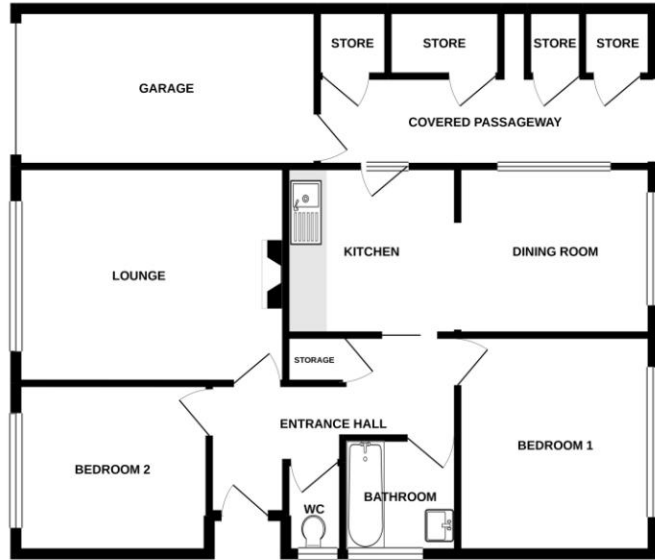
16' 2" x 8' 6" (4.93m x 2.59m) Up and over door to single attached garage. Light and power. Pedestrian door to rear.

REAR & SIDE GARDENS

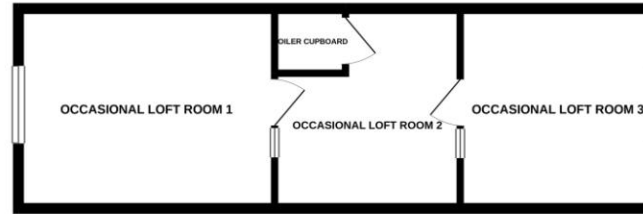
Level rear garden with lawned, gravelled and decked areas, edged with mature beds and borders. Pathway to front. Further covered pathway with range of storage outbuildings.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
66	84	85	85

Energy Efficiency Rating: 66 (Current), 84 (Potential). Environmental (CO₂) Impact Rating: 85 (Current), 85 (Potential).

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



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