

Heywood Drive, **Starcross**, EX6 8SD

Delightful views towards the neighbouring countryside and a quiet, sunny garden, can be enjoyed from this well presented semi detached house. It is situated in a popular village with a range of amenities and excellent transport links.

Entrance Lobby, Living Room, 2 Bedrooms, Bathroom, Garden, Parking. No Onward Chain.  
Tenure: Freehold. Council Tax Band: B. EPC: F

£225,000

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## Location

Situated a few yards from open countryside and close to the river the property offers the opportunity for fishing, kayaking and other water sports. It is also located just off 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 well presented accommodation is fitted with uPVC double glazed windows and electric heating which runs on both day and night tariffs.

Entry to the property is via the entrance lobby which in turn leads to the living room. This bright and spacious room has recently fitted French doors and adjacent glazed side panel which overlooks the garden and allows light to flood the room. The kitchen is fitted

with a range of cupboard and drawer base and wall units with space for appliances and window to the front aspect enjoys a pleasant outlook.

On the first floor are two bedrooms and a bathroom. The main bedroom is a comfortable double with built in wardrobes and fabulous views towards the countryside. The second bedroom is a single with a pleasant outlook to the front. The bathroom is fitted with a white suite with an electric shower over the bath and a fully tiled surround.

## Outside

There is a small area of open plan lawn to the front of the property and a path to the side leads to the rear garden. Offering a delightful setting the garden provides the perfect setting to relax in the sun for a majority of the day until it sets behind the hills in the distance. A paved patio area provides the ideal place to enjoy the garden and a few steps with adjacent rockery, lead up to a small area of lawn with shrub borders and brick paved pathway. There is a useful garden shed.





### **Parking**

Nearby the property has allocated parking with room for up to two vehicles parked in tandem.

### **Measurements**

Living Room

19'4" x 13'2" (5.89m x 4.01m)

Kitchen

11'1" x 6'11" (3.38m x 2.11m)

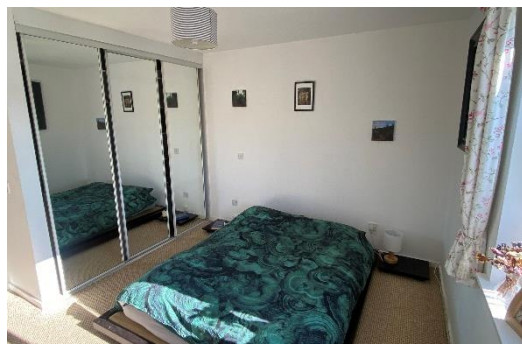
### **First Floor**

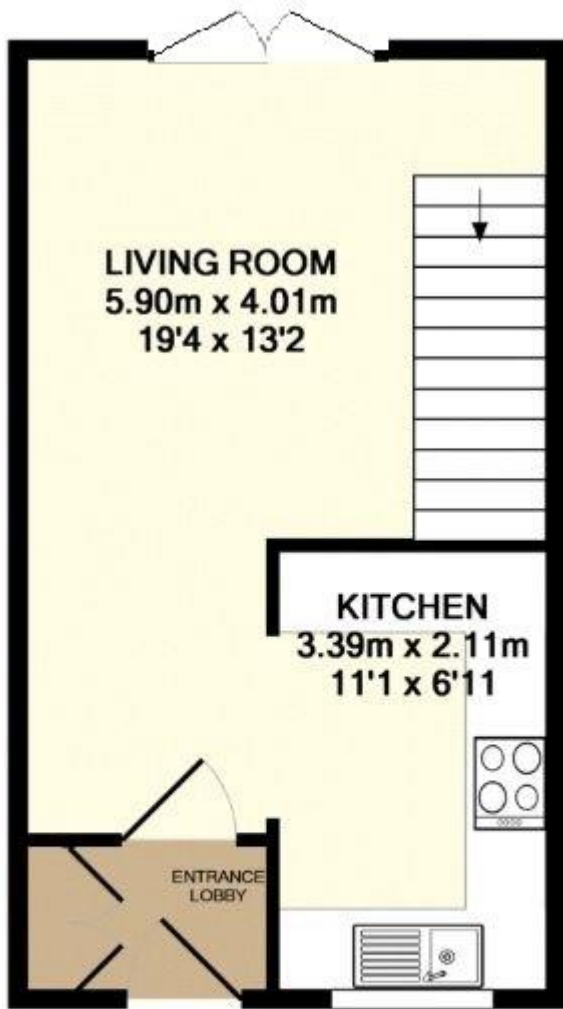
Bedroom 1

12'5" x 9'6" (3.78m x 2.90m)

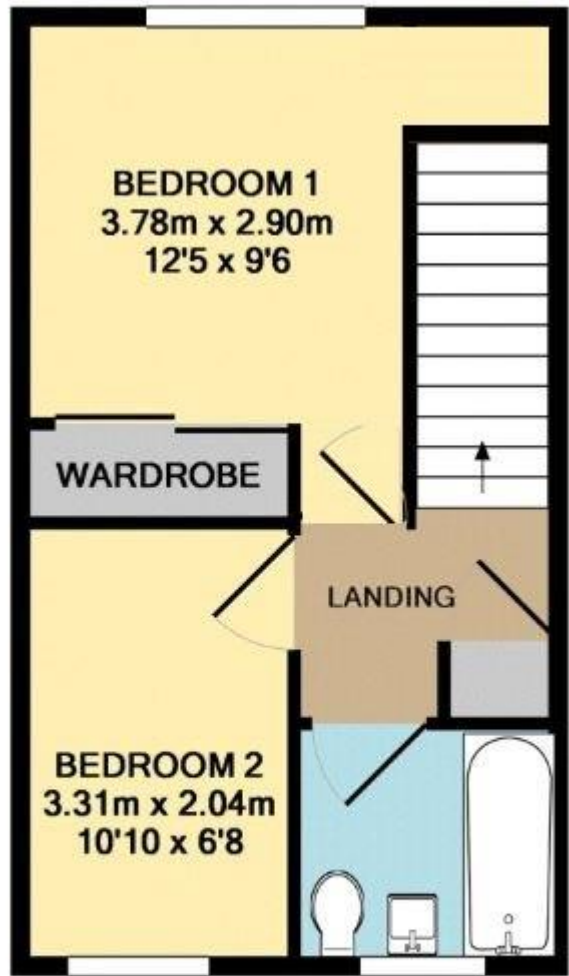
Bedroom 2

10'10" x 6'8" (3.30m x 2.03m)

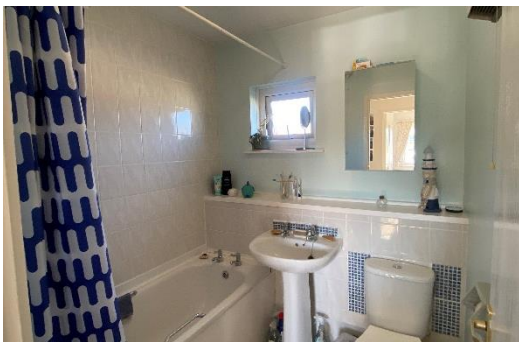




GROUND FLOOR



1ST FLOOR



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