Royal Way, **Starcross**, EX6 8EQ









Stunning views of the estuary towards the sea can be enjoyed from this purpose built first floor flat situated in a popular village. Excellent transport links to Exeter.
Living Room, Kitchen, Double Bedroom, En Suite Shower Room, Storage, Parking Space.
Tenure: Leasehold (Share of Freehold) Council Tax Band: A. EPC: E

£130,000

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Location

The property benefits from a fabulous position offering stunning views across the estuary towards the sea in the distance. Situated in the heart of the village and close to the river the property offers an excellent opportunity for fishing, kayaking and other water sports.

It is also located on a level cycle route offering a gentle ride to the beach, or Exeter in the opposite direction, past a selection of well renowned destination 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.



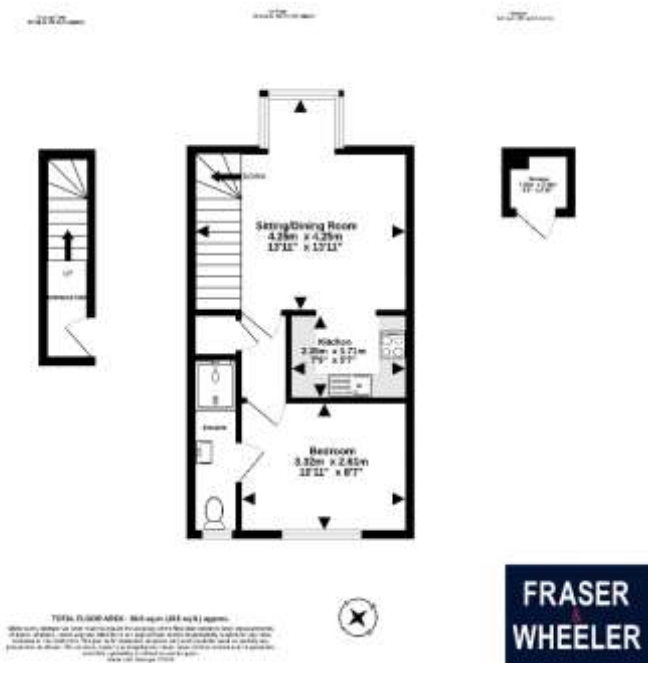
Accommodation

The property offers accommodation which has been carefully maintained by the owners during their decades of ownership.



It is offered with uPVC doubled glazed windows and is warmed by electric heaters in the living room and bedroom. The property has the benefit of its own private entrance with stairs to the first floor which lead to the living room.

This lovely bright room has a bay window from which the fabulous view can be enjoyed. An open arch leads to the kitchen which has fitted cupboard and drawer base and wall units with built in electric oven and hob and plumbing and space for further appliances. A small corridor with airing cupboard, leads to the double bedroom which has a pleasant outlook to the rear aspect and door opens to the en-suite shower room. This is fitted with a coloured suite including a tiled shower enclosure with thermostatic shower. Pedestal wash hand basin, low level WC and fan heater.



Outside

There is a small area of communal garden which is laid to lawn. The property also has the benefit of a useful bin store.

Parking

The property has the benefit of an allocated parking space.

Tenure

The property is held on a 999 year lease from January 1987 and has the benefit of a one third share of the freehold.

We are advised that costs are split between the three owners and paid as and when. There is no regular maintenance charge.

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