



Sea Vista



Exeter City 9.1 miles

A spacious four-bedroom end terraced, period Georgian house located in the centre of Starcross, offering versatile accommodation, a self-contained studio, a sun terrace, garage/workshop and off-road parking, and picturesque views overlooking the Exe Estuary.

- Charming Grade II Listed 4-bedroom end-terrace Georgian house
- Spacious and adaptable accommodation of over 2000 sqft
- Picturesque views along the Exe estuary to the front and the Haldon hills to the rear
- One-bedroom ground floor studio, with the potential to be used as an annexe
- South-facing sun terrace ideal for BBQs and outside dining
- Off road parking space and garage/workshop
- Easily accessible to local amenities with good bus, train and cycle routes
- Freehold
- Council Tax Band - D

SITUATION

Located in the centre of Starcross, Sea Vista is a short walk to the train station, shops and pubs and overlooks the beautiful Exe Estuary to the front and the Haldon Hills and beyond to the rear. The property is well located for a range of facilities offered by the village including primary and pre-schools, doctors' surgery, general store, chemist, church and pubs. It also has a Fishing and Cruising club, Bowling Green, Golf Course and easy access to the Southwest Coast Path and Cycle Path which run alongside the estuary. Powderham Castle which hosts regular events throughout the year is within walking distance to the north of the village with the beach resort of Dawlish Warren within easy reach to the South. There are excellent public transport links with regular bus and rail services to Exeter St Davids and Plymouth and a regular ferry service runs to Exmouth in the summer months.

DESCRIPTION

A large, versatile and spacious four-bedroom end terraced, period Georgian house located in the centre of Starcross that has been lovingly restored and insulated throughout. It retains a number of period features with attractive ceiling coving and cornices, sash bay windows, original fireplaces and wooden floors and was extended in Victorian times to the rear on two stories with a rebuilt extension around 2000. It offers a self-contained studio annexe, a sun terrace, garage/workshop and off-road parking, and picturesque views overlooking the Exe Estuary. EPC band D.

ACCOMMODATION

Sea Vista measures more than 2000sq ft, being arranged over three floors. It provides versatile accommodation with a self-contained one-bedroom studio on the ground floor, with its own bathroom and

kitchen, providing potential to be used as an annexe or separate space for multi-generational living. Access via the back door it is all on one level with no stairs.

There are a further two double bedrooms on the ground floor.

On the first floor, to the front is a large sitting room with a feature bay window with views of the estuary and attractive exposed wooden floorboards, original fireplace and coving. There is a large bathroom with bath and separate shower cubicle, a small study, a dining room, and steps down to a spacious kitchen. From the dining room a door opens onto a good-sized, south facing sun terrace ideal for BBQs and outside dining with ample space for a patio table and chairs where it is possible to enjoy the afternoon and evening sun. On the top floor is the fourth double bedroom, with views across the estuary and an adjoining bathroom.

The property is believed to have been built around the early 19th Century as accommodation for guests visiting Powderham Castle.

OUTSIDE

To the rear of the house there is an off-road parking space for one car and a garage with double wooden doors, power, light and outside tap, which could be used as a workshop. From the back door of the house, there is also a small courtyard area.

SERVICES

All mains.

DIRECTIONS

From Exeter, head towards Starcross and Dawlish along the A379. Pass through Kenton and continue towards Dawlish and on entering Starcross, the property is on the right hand side, just past the train station on your left and the bus stop on your right on the corner of Bonhay Road.

Guide Price £400,000





Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		67	79
England & Wales		EU Directive	

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