

SOUTHGATE

ESTATES

6 Masons Mews, New Road,  
Starcross, Devon, EX6 8FB  
*£975 per calendar month*



## Large Open-Plan Space, 2 Double Bedrooms, Newly Refurbished, Off-Road Parking, Close to Local Amenities, Available 1st January 2023

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This fantastic two bed town house is ideally placed for access to the local shops, Starcross Primary School, a GP surgery, railway station and bus routes. Other favoured nearby points of interest include the Ship Inn of Cockwood, Dawlish Warren, Dawlish, and Teignmouth. The Cathedral City of Exeter is also located nearby, with its variety of shops and restaurants, the RD&E Hospital, and the University of Exeter.

Internally, the accommodation briefly comprises an entrance hallway with access to a cloakroom and storage cupboard, a generous first floor open-plan living room and kitchen and on the top floor two double bedrooms and a bathroom. Parking is available for two cars, together with storage in the car port situated beneath the house.

With so much to offer including the newly refurbished decor, the fantastic location, and the benefit of off-road parking, we highly recommend further viewing of this lovely house.

- Council Tax Band B.
- Not Suitable for Pets.
- No Smokers.
- Minimum 6 Month Let.
- Subject to Referencing and Affordability checks.
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

For full details of charges and fees please visit our website:  
<https://www.southgateestates.co.uk/lettings/>

Entrance Hallway 9' 1" x 8' 1" (2.768m x 2.475m) Entered from either the front door or the car port, the hallway has doors leading to a cloakroom and a large under stairs storage cupboard. Stairs rise to the first and second floors.

Cloakroom 8' 0" x 2' 11" (2.441m x 0.878m) Fitted with a low-level WC and pedestal wash basin, this cloakroom also houses the combination boiler.

Living Room 15' 8" x 12' 4" (4.763m x 3.754m) Accessed from the first floor landing this large, bright, open-plan room has a uPVC double glazed window to the side aspect and uPVC double glazed double doors to the rear with a Juliet balcony. The kitchen is tucked away to the front of the room.

Kitchen 9' 11" x 6' 2" (3.013m x 1.870m) This well finished kitchen has plenty of storage from matching wall and base units, an integrated fridge freezer, a built-in gas hob and electric oven and a washing machine. Tiled splashbacks surround all work surfaces, and the uPVC double glazed window is to the front aspect.

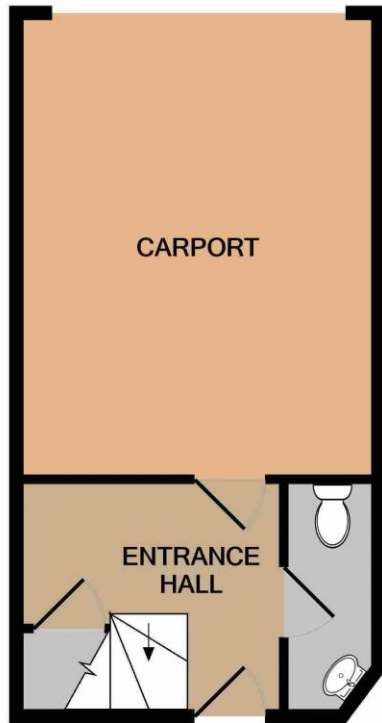
Bedroom 1 8' 9" x 12' 3" (2.663m x 3.737m) This light and airy double bedroom has uPVC double glazed windows to both the side and rear aspects plus a radiator and an aerial point.

Bathroom 8' 10" x 5' 0" (2.688m x 1.52m) Comprising a wash basin, a WC, a bath with mains shower over, an LED illuminated bathroom mirror and a radiator.

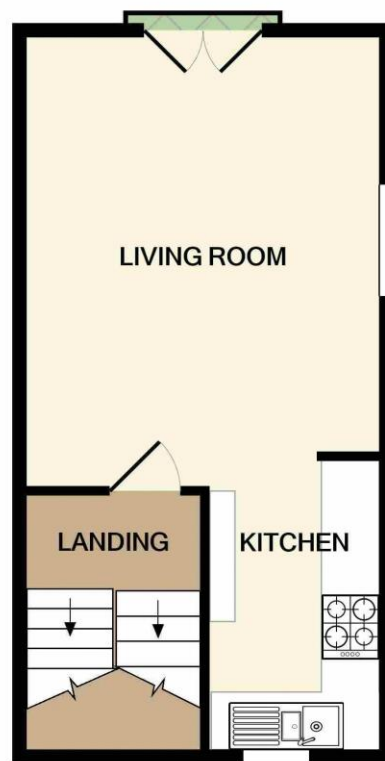
Bedroom 2 10' 4" x 8' 10" (3.140m x 2.698m) Set into the eaves this double bedroom has 2 velux window skylights and a radiator.

Car Port There is parking for one vehicle in the car port under the house, with plenty of room for bins storage, bikes, and other sundry items plus a second space in front.

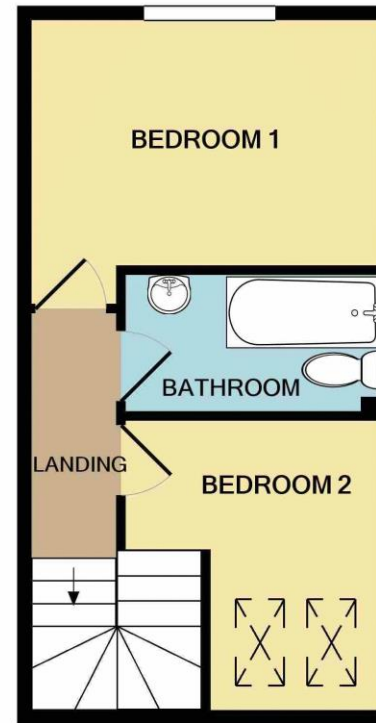




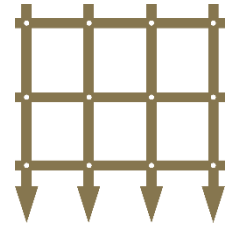
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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