



LITTLE COB
TORQUAY TQ2 6XA

H S Owen
Estate Agents

LITTLE COB

TORQUAY.TQ2.6XA

Guide Price £325,000 - £350,000 A charming Grade II countryside property set in Cockington country park. This quaint home is a true gem with good sized rooms in a rural setting. In brief Little Cob has two good size bedrooms, two bathrooms (one downstairs and one upstairs), kitchen/ breakfast room and large sitting room. This property is well-presented throughout with allocated parking and a low maintenance south-facing rear courtyard. Location Cockington is a small village tucked away in a valley just one mile from Torquay with its abundance of beaches, bars, restaurants and other recreational facilities. The village is adorned with chocolate box cottages, along with Cockington Manor House and the boutique shops inset within its grounds. You also have the Drum Inn just a stones throw away with a good traditional food menu as well as a bar area.

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Entrance Hall

Spacious hallway giving access to the kitchen and shower room. A few steps up lead to the sitting room.

Lounge/Diner 19' 4" x 14' 8" (5.89m x 4.47m)

Good space with double doors leading out to the rear courtyard. Feature fireplace with surround and mantel over. Gas fired central heating. Space for dining table and chairs.

Kitchen/Breakfast Room 11' 5" x 11' 2" (3.48m x 3.40m)

Well fitted kitchen with matching wall and base units with worktop over and complimentary tiling. Space for a free standing cooker, cooker hood over. One bowl sink. Space and plumbing for a washing machine and slimline dishwasher. Wall mounted gas boiler. Windows over-looking the front aspect of the property. Space for a breakfast table & chairs.

Downstairs Shower Room

Low level WC, wash hand basin. Shower cubicle. Extractor fan.





Bedroom One 13' 6" x 11' 3" (4.11m x 3.43m)

Built in wardrobes. Wall mounted radiator.
Front elevation double glazed window.

Bedroom Two 13' 3" x 7' 5" (4.04m x 2.26m)

Built in wardrobes, rear elevation double
glazed velux window. Wall mounted radiator.

Family Bathroom

Low level WC, wash hand basin. Panelled
bath with mixer tap. Extractor fan. Fully tiled.
Double glazed velux window.



Outside

To the front of the property there is driveway
parking for one car. To the rear there is a fully
enclosed private courtyard.





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General

Services:

All mains services are believed to be connected to the property.

Local Authority:

Torbay Council

Council Tax:

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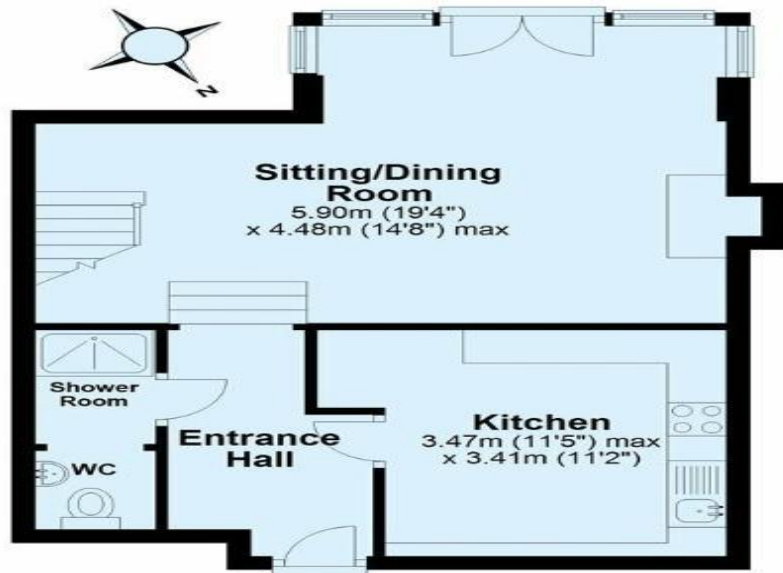




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Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



Total area: approx. 79.2 sq. metres (853.0 sq. feet)



"DoubleClick Insert MAP"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.