



3a Cofton Hill, Cockwood

Guide Price £280,000





3a Cofton Hill

Cockwood, Exeter

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- WONDERFUL DETACHED CHALET BUNGALOW SITUATED IN THE SOUGHT AFTER VILLAGE OF COCKWOOD
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- ENJOYING SOME FANTASTIC HARBOUR AND ESTUARY VIEWS
- RECEPTION HALL, LIVING ROOM
- THREE BEDROOMS
- KITCHEN, FURTHER RECEPTION ROOM/BEDROOM
- GARDENS, DRIVEWAY PARKING
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- AN EARLY VIEWING COMES HIGHLY RECOMMENDED



Offered to the market with NO ONWARD CHAIN is this wonderful three bedroom detached chalet bungalow situated in the sought after village of Cockwood enjoying some fantastic harbour and estuary views. Accommodation briefly comprising; reception hall, living room, three bedrooms, kitchen, further reception room/bedroom, gardens, driveway parking, uPVC double glazing and gas central heating. An early viewing comes highly recommended.

Obscure multi-paned timber front door into...

RECEPTION HALL

With doors to principal rooms. Radiator, power points.

KITCHEN

Built in cupboards, uPVC double glazed windows to front, side and uPVC glazed back door giving access out to the rear garden. Range of matching wall and base units with roll top work surface over, inset stainless steel sink drainer, space for electric cooker, extractor above, space and plumbing for washing machine, wall mounted gas boiler supplying domestic hot water and gas central heating, tiled splash backs, space for fridge freezer.

BEDROOM ONE

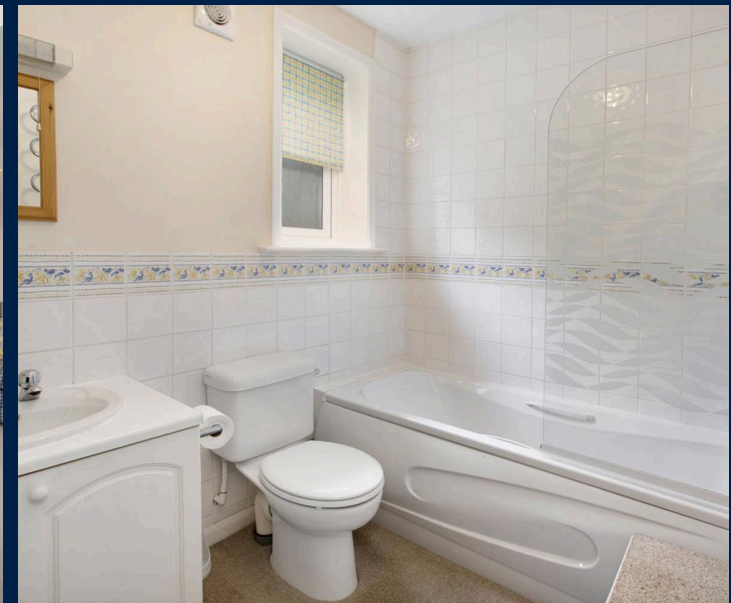
uPVC double glazed window to front, built in wardrobe with timber shelving and hanging rail, radiator, power points.

BEDROOM TWO

uPVC double glazed window to front, built in wardrobe with timber shelving and hanging rail, radiator, power points.

BATHROOM

Obscure uPVC double glazed window to front, white suite comprising close coupled WC, inset wash hand basin into vanity unit, panelled bath with shower attachment, glazed shower screen, tiled splash backs, extractor fan, radiator.





LIVING ROOM DINER

Dual aspect room with uPVC double glazed windows to rear and side enjoying pleasant harbour and countryside views. Two radiators, power points, TV aerial connection point.

Stairs rising to the first floor. Small under stairs storage cupboard

FIRST FLOOR

A good size room with uPVC double glazed window to rear enjoying wonderful harbour and estuary views. Two useful under eaves storage cupboards. Two radiators. Power points. A versatile room being either a second reception room, bedroom or office space.

LOWER GROUND FLOOR

Accessed via a uPVC door into...

BEDROOM

With two uPVC double glazed windows to rear. Radiator, power points, telephone socket, built in wardrobe with timber shelving and hanging rail.

Door to...

SHOWER ROOM

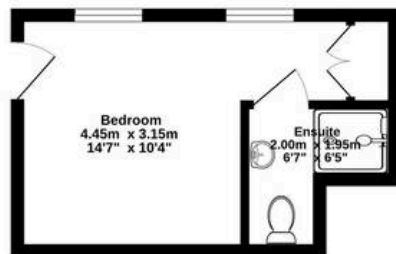
White suite comprising white macerator WC, wall mounted wash hand basin, tiled shower enclosure with obscure glazed door, mains fed shower, extractor fan, radiator, vanity light.

OUTSIDE

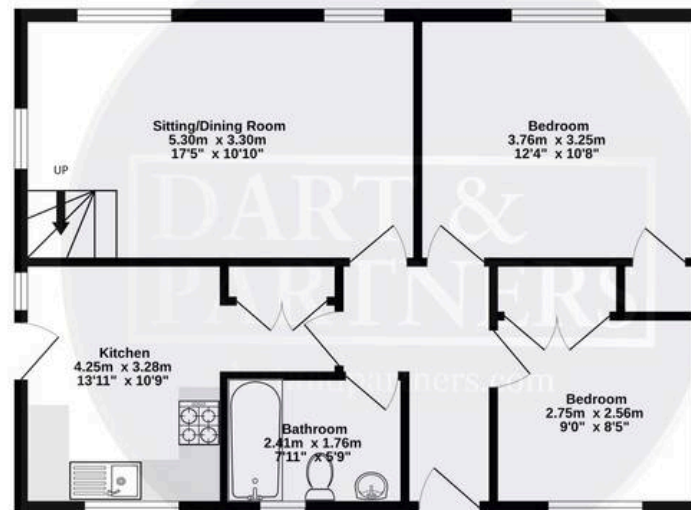
To the front there is DRIVEWAY PARKING for one vehicle. A path to either side of the property gives access to the front and rear door. There is a well stocked flower bed to the front whilst to the side there is a further well stocked flower bed and steps leading to the rear where there is a small decked seating area. Further flower beds. Timber shed.



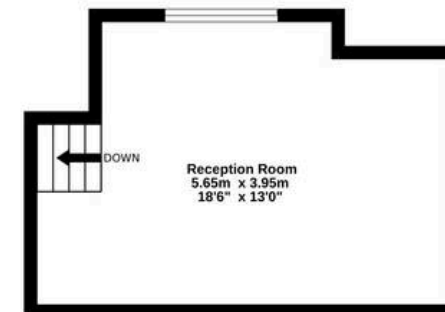
Lower Ground Floor
14.9 sq.m. (160 sq.ft.) approx.



Ground Floor
59.6 sq.m. (642 sq.ft.) approx.



1st Floor
20.4 sq.m. (219 sq.ft.) approx.



TOTAL FLOOR AREA : 94.9 sq.m. (1021 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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