



COFTON HILL

COCKWOOD, EXETER, EX6 8RB



Robert Williams

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“Wonderfully located cottage perched above Cockwood Harbour with views across the Estuary and towards Exmouth”.



COFTON HILL

COCKWOOD, DEVON, EX6 8RB

A charming 2 bedroom cottage with bags of character and wonderful views of the river Exe. The property has been updated over recent years to provide smart modern accommodation, with a lovely feature woodburner and modern electric heating system plus courtyard garden. The property is of Cob construction and has no onward chain.

The Property-

The internal accommodation features on the ground floor living room, dining room, kitchen, family bathroom and access out to the private rear courtyard garden. The first floor has two bedrooms and a flexible landing space that could offer multiple uses as extra bedroom space, study/office space or for storage

The Location-

The property is positioned centrally in the lovely harbourside village of Cockwood, near Starcross. It is a particularly popular village which benefits from an active community and primary school, as well as easy access by both car and public transport to Dawlish, the nearby beach at Dawlish Warren, and to Exeter, Starcross train station is within walking distance, with trains connecting to Exeter and the main London Paddington route. Some of the biggest draws of the village are its position on the Exe Estuary cycle path and with the historic Anchor Inn on the harbourside being an especially lovely place to spend a summer evening.

2  bedrooms 1  bathrooms
1  receptions 0  car spaces

Local Authority: Teignbridge Council

Council Tax Band: C

Tenure: Freehold

Heating: Plug in electric radiators

Services: Mains water and drainage

Energy Efficiency Rating: E





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Approximate Gross Internal Area = 59.1 sq m / 636 sq ft

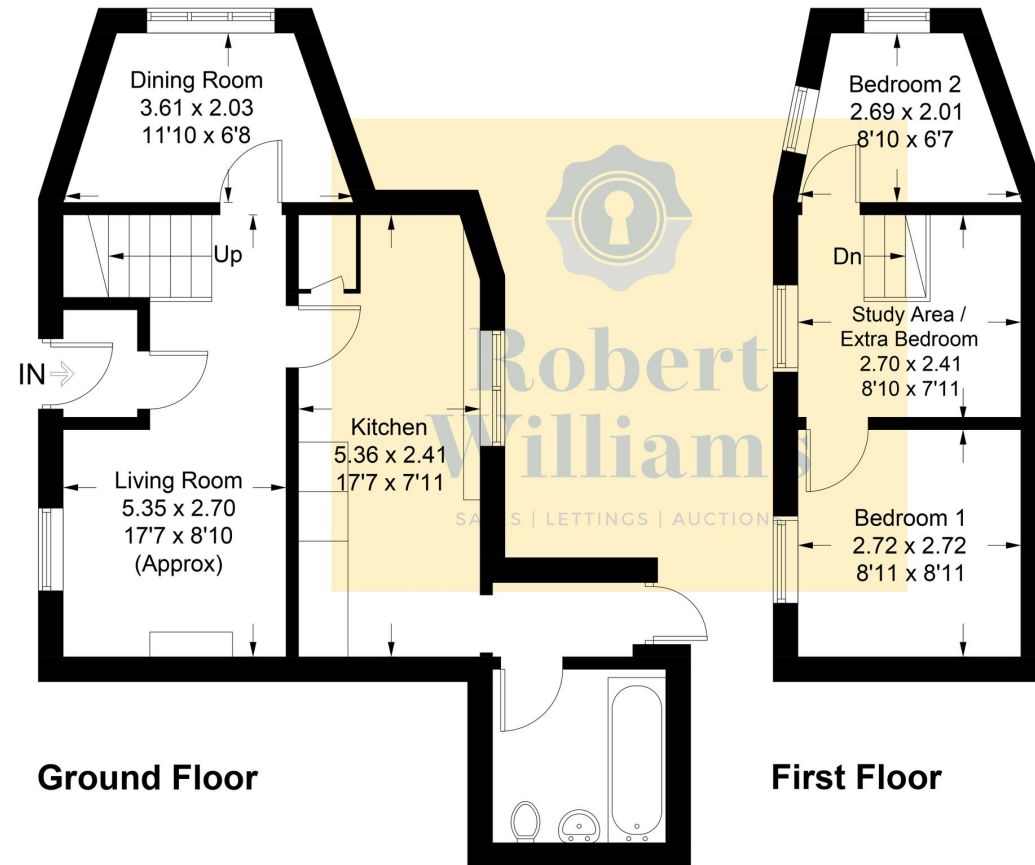


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.