

46b Cofton Hill, Cockwood, Devon





A fabulous contemporary home with **far-reaching views** over the River Exe.

Summary of accommodation

Ground Floor

Two bedrooms | A further bedroom/study| Bathroom | Utility |Garage

First Floor

Entrance hall with balcony | Sitting room with balcony | Kitchen/dining room | Principal bedroom with en suite | Sun deck with swimming pool | WC

Outbuildings

Store | Greenhouse

Distances

M5 (J30) 2.5 miles, Exeter City Centre 4.5 miles, Exeter St David's Station 5.7 miles, Exeter Airport 6.3 miles

(All distances and times are approximate)



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Situation

Cockwood is a delightful harbour village next to Starcross, it has a small village school, two very popular pubs and easy access to public transport links, buses to Exeter and Newton Abbot and Starcross train station a few minutes drive away.

The property is conveniently located with easy access to all that the area has to offer, whilst also being within easy reach of the cathedral city of Exeter and excellent communication links to London and the Midlands. Communication links to the area are first class, with the M5 Motorway, A30 and A38 all being within easy reach. Exeter has two mainline stations providing regular services to London Paddington and Waterloo. Exeter International Airport has a good number of flights to the UK and international destinations on a daily basis. Exeter has a Waitrose supermarket, John Lewis store and the Princesshay shopping centre with its many shops and restaurants to choose from.

The town is well known for its selection of pubs and several first class restaurants.



There are a variety of excellent state and private schools for both primary and secondary level in the area including, Exeter School, Maynard School and the Cathedral School in Exeter. There is also Blundell's at Tiverton which offers a daily bus service from Exeter.

The property

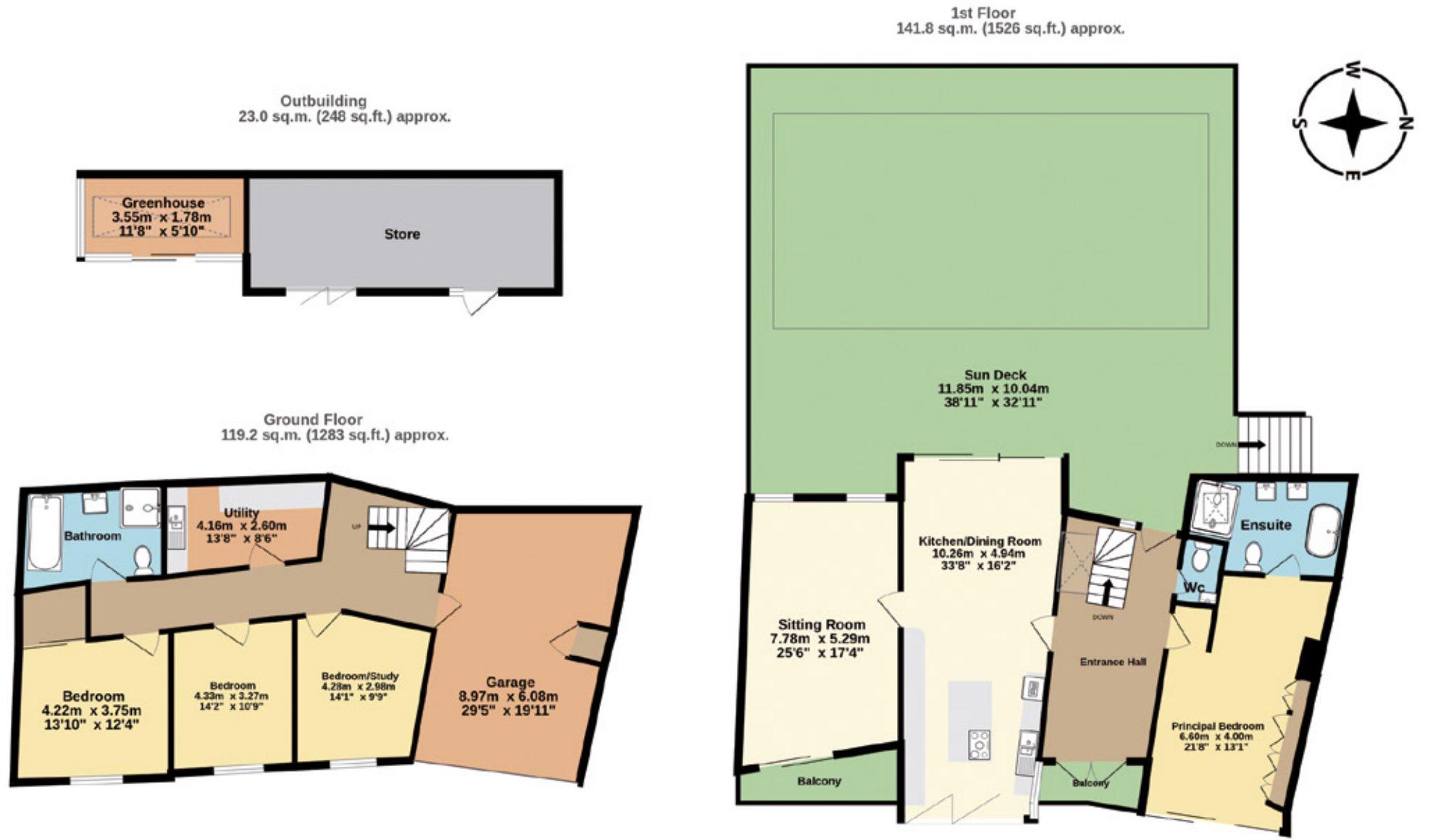
46b Cofton Hill is a wonderful contemporary home which has been designed to the highest of standards. It sits in a commanding position with far-reaching views over the Exe Estuary with excellent reception space ideal for entertaining. These include a fabulous kitchen breakfast room with bi folding windows. The sitting room also boasts far-reaching views and in addition there is a spacious and light entrance hall.

The bedroom accommodation is generous and well arranged including an impressive principal suite with far-reaching views. There is an attractive terrace on the first floor to take in the panorama and superb position as well as the very attractive front garden with many beautiful trees and shrubs and water features. It also benefits from ample off street parking as well as a garage.



Approximate Gross Internal Floor Area
261.0 sq m (2809 sq ft) Including Heated
Garage Excluding Outbuilding

This plan is for guidance only and must not be relied upon as
a statement of fact. Attention is drawn to the Important Notice
on the last page of the text of the Particulars.



The pool area is a key feature of this home and receives plenty of sun and an excellent spot to relax. The property is highly economical with 38 PV solar panels on the roof and a Tesla battery in the garage. There is also potential to install a lift should any future owner wish to do so. There is underfloor heating through out the property.

Services

Mains electricity, water, drainage, PV panels, Air source heatpump.

Fixtures and fittings

All items usually known as owners’ fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423 111



Directions (Postcode EX6 8RB)

Take the A 379 from Exeter towards Starcross. Continue on through Starcross and then left on Church Road over the Bridge. Take the first left onto Cofton Hill and then right onto Vicarage Road and continue up Cofton Hill. 46b Cofton Hill is on the right-hand side.

Property information

Tenure: Freehold
Local Authority: Dawlish Town Council: 01626 863388
www.dawlish.gov.uk
Council Tax: Band F
EPC Rating: A
Guide Price: £1,250,000

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated September 2024. Photographs and videos dated June 2023.
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