



SOUTHGATE

ESTATES



7 Middlewood, Cockwood,
Devon, EX6 8RN
£495,000



Three Bedrooms, End of Terrace Cottage, Garage & Parking, Sizeable Gardens, Estuary Views from Garden, Character Features

A delightful character cottage located just around the corner from the picturesque harbour of Cockwood. The property is rich in history and was once the market garden for the village. Externally, the cottage features a large garage with a parking space to the side, as well as generous gardens with estuary views from the top. The internal accommodation briefly consists of an entrance hallway, a spacious living room, kitchen and shower room on the ground floor. Upstairs are the three bedrooms and the main bathroom.

The highly-desirable area of Cockwood offers a number of amenities on the doorstep, including two well-regarded pubs, a primary school, Cockwood Harbour and Cofton Village Green, offering pleasant walks with views out to the waterside. The village has a strong community feel, with the Cockwood Mariners organising monthly social events for the local residents. In addition, Starcross train station is just under a mile's walk from the cottage, and both Dawlish and Dawlish Warren are nearby, with many shops, restaurants and beaches.





Ground Floor The front door opens to the entrance hallway which leads into the living room. This spacious reception room is complemented by exposed beams, a feature stone wall and a fireplace. There are also two windows to the front aspect and access to the kitchen and inner hallway.

The kitchen is well-proportioned and contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink with a mixer tap over and double drainer. Integrated appliances include a double eye-level oven with a separate electric hob, plus space for a washing machine and a fridge freezer. In addition, windows face the rear aspect, and doors open to the garden, shower room and inner hallway.

The convenient downstairs shower room includes a hidden cistern WC, a wall-mounted wash basin and a shower cubicle with a Triton shower.



First Floor Stairs rise to the first floor landing which is complemented by a window to the rear aspect and provides access to the three bedrooms and the bathroom, along with a built-in cupboard. The master bedroom is a good-sized double and enjoys a window with a seat to the front aspect, exposed beams and two built-in storage cupboards. The second bedroom is a further double and also accommodates a built-in storage cupboard, exposed beams and a window to the front aspect with a seat. The third bedroom benefits from a built-in wardrobe, recessed shelving and a window to the rear aspect overlooking the garden. Finally, the bathroom comprises a hidden cistern WC, a pedestal wash basin, a bath, and a window to the rear aspect.

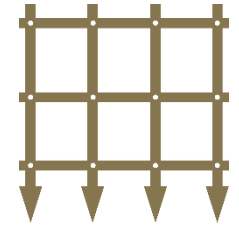
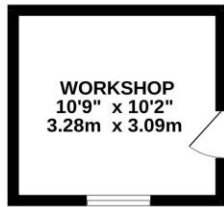
Gardens Doors lead out to the cottage's extensive gardens, which include a patio area with steps leading up to a sizeable lawned garden. This space is encompassed by well-established plants and shrubs, providing a pleasant space for seating, with a further raised sun terrace. The top section of garden boasts outstanding views across the countryside, and a large plot, amounting to approximately 1/3 acre in total (as shown in front photograph), with an outlook to the rear across Cockwood harbour. There is also a workshop which is serviced by power and lighting with a window to the front.

Garage & Parking Next to the property is a large garage benefitting from power and lighting, with a remote controlled up-and-over door. An off-road parking space is situated directly next to the garage.

Property Information Tenure: Freehold. Council tax band: E.

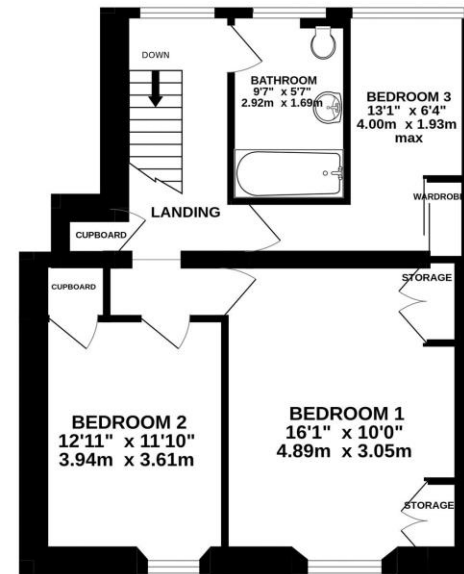
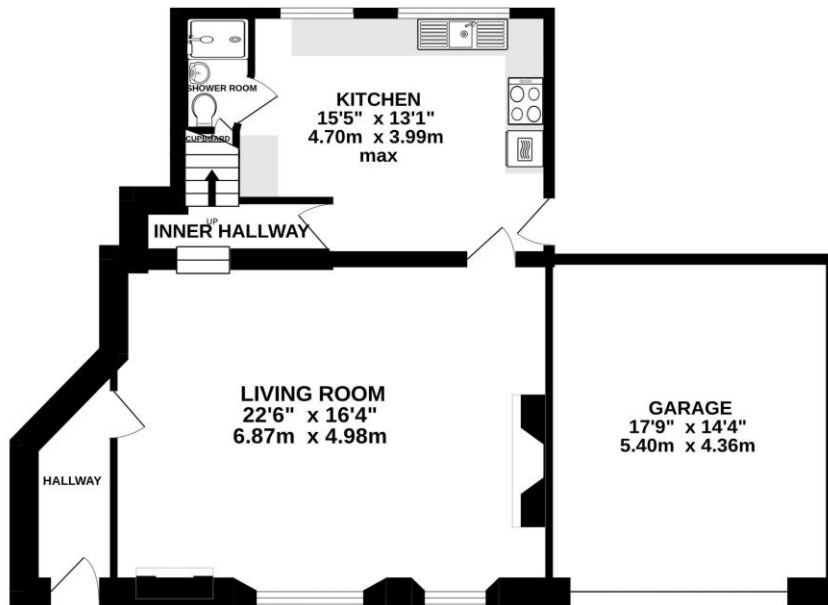






GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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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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