

# Updown House, Westwood, **Cockwood**, EX6 8RW



A 3 bedroom detached house occupying 1.7 acres with stunning EXE ESTUARY and countryside views from the garden. This property in the popular harbourside village of Cockwood provides spacious living accommodation across three levels and benefits large sitting room with wood burner, kitchen/ dining room with balcony, master bedroom en suite, Double GARAGE and sizable rear garden to name a few.  
FREEHOLD, COUNCIL TAX - E, EPC - C.

£525,000

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### SITUATION

Cockwood is a small picturesque harbour side village situated on the Exe Estuary. The village benefits from a Primary School and an excellent public house. Nearby is Dawlish Warren with its Nature Reserve and the coastal resort of Dawlish, with its wonderful beaches. It is approximately 9 miles from the Cathedral City of Exeter with its M5 motorway junction and International Airport. There is a regular bus service to Exeter and train stations at Starcross and Dawlish.

### FRONT DOOR

uPVC double glazed door with side windows opening into:

### ENTRANCE HALL

Stairs to first floor landing, radiator, coved ceiling and door to:

### CLOAK ROOM

uPVC obscure double glazed window to the side, radiator, close coupled WC, wash hand basin with mixer tap and tiled splashback.

### UTILITY/OFFICE AREA

Glazed door into utility/office area with understairs storage, space for fridge/freezer, sliding doors revealing space and plumbing for washing machine, wall mounted combination boiler and storage. Open to:

### KITCHEN/DINING ROOM

**5.06m x 3.37m (16'7" x 11'1")**

A selection of base and eye level units with roll top work surfaces over, stainless steel one and half bowl sink and drainer, mixer tap, space for fridge/freezer, space and plumbing for dishwasher, space for electric cooker, extractor over and uPVC double glazed window to the front of the property. Open to dining area with TV point

radiator, coved ceiling and uPVC double glazed patio doors leading out to the front balcony.

### BALCONY

Enclosed balcony with lighting and power. Tiled flooring and pleasant views over neighbouring properties and gardens, perfect for al fresco eating and relaxing in the sun.

### FIRST FLOOR LANDING

Stairs to first floor landing with glass balustrade, airing cupboard with hanging rail and light. Stairs to second floor landing. Radiator, uPVC double glazed window to the side with views towards the countryside and door to:

### SITTING ROOM

**5.44m x 5.06m (17'10" x 16'7")**

A generous size sitting room with uPVC double glazed sliding doors opening to the rear patio area and uPVC double glazed window to the side. Two radiators, brick faced chimney breast with wood burner and tiled hearth, TV point and coved ceiling.

### MASTER BEDROOM

**5.06m x 3.30m (16'7" x 10'10")**

uPVC double glazed window to the front aspect, fitted wardrobes with mirrored sliding doors, TV point, coved ceiling and radiator. Shower enclosure with bifold glass doors and extractor fan.

### EN SUITE BATHROOM

Door into en suite with corner bath and mixer taps. Close coupled WC, corner wash hand basin with mixer taps. Fully tiled walls, shaver point, mirrored cabinet, extractor fan, radiator, downlighters and uPVC obscure double-glazed window to the side.







### SECOND FLOOR LANDING

Stairs to second floor landing with glass balustrade, access to loft space and door to:

### BEDROOM 2

**5.06m x 3.05m (16'7" x 10'0")**

Double bedroom with Velux window, eave storage, radiator, TV point and door to Jack and Gill bathroom.

### BEDROOM 3

**5.06m x 3.43m (16'7" x 11'3")**

Double bedroom with Velux window, eave storage, TV point, radiator and door to Jack and Gill bathroom.

### JACK AND GILL BATHROOM

Two uPVC obscure double-glazed windows to the side, double glass enclosure with thermostatic shower over, close coupled WC, pedestal wash hand basin, part tiled walls, radiator and downlighters.

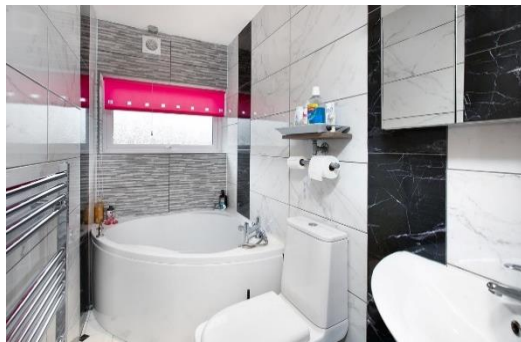
### OUTSIDE

To the front of the property is a double garage with parking to the front, steps rise to the rear garage door and continue to the main entrance with external lighting. Steps rise further to the rear garden and patio area. The garden which extends upward has wonderful open views over the surrounding countryside and towards the Exe Estuary, has an abundance of mature trees and shrubs with a decked area towards the top half of the garden and a shed with power and water. This could potentially be a home office with wonderful views on offer. The garden would suit somebody looking to create a large vegetable plot and keep chickens or just enjoy the space on offer.

### DOUBLE GARAGE

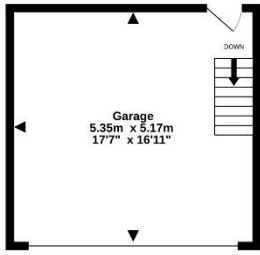
**5.35m x 5.16m (17'7" x 16'11")**

Electric metal up and over door, power, light and wash hand basin. Mezzanine providing overhead storage and steps up to rear garage door.





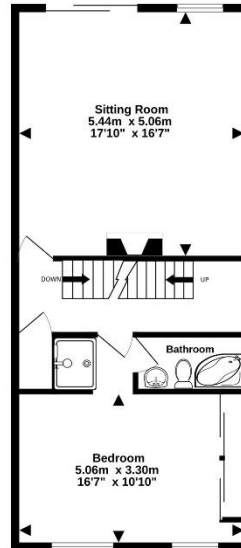
Garage  
27.7 sq.m. (298 sq.ft.) approx.



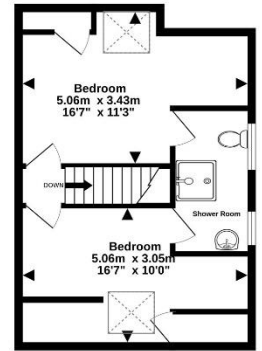
Ground Floor  
31.6 sq.m. (341 sq.ft.) approx.



1st Floor  
58.5 sq.m. (630 sq.ft.) approx.



2nd Floor  
35.9 sq.m. (388 sq.ft.) approx.



**TOTAL FLOOR AREA : 153.7 sq.m. (1654 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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