

Cotton Hill, **Cockwood**, EX6 8RB

A rare opportunity to purchase this 2 double bedroom detached cottage in the centre of Cockwood. The property has been run as a successful, profitable Airbnb for the last 8 years and benefit of lovely views over the River Exe from the first floor bedrooms.

NO ONWARD CHAIN, FREEHOLD, COUNCIL TAX BAND - TBC, EPC - D. EPC - D.

£325,000

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**FRASER & WHEELER**

## FRONT DOOR TO:

### KITCHEN

uPVC window to courtyard. Fitted with a range of base cupboards and drawer units, single drainer stainless steel sink unit. Electric cooker point. Feature radiator. Electric extractor fan. Attractive stained glass door to lounge. Part exposed brickwork and door to.

### UTILITY ROOM

High level window. Space and plumbing for washing machine and dishwasher. Space for a fridge/freezer and wall mounted gas central heating boiler.

### LOUNGE/DINING ROOM

Bay window to front further small paned window to the side aspect. Two radiators. Ornamental cast iron fireplace within a period polished pine surround, set upon slate hearthstones. wall lights. Telephone point. Turning staircase rising to the first floor and door to:

### COURTYARD

Casement window to side with outlook towards farmland. Ceramic tiled floor.

### FIRST FLOOR LANDING

Small window to side. Access to loft space. Period doors to:-

### BEDROOM 1

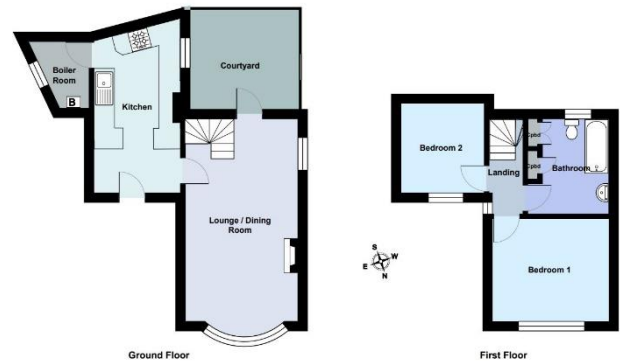
Small paned windows to front with lovely views over Cockwood Harbour to the Exe Estuary beyond. Radiator.

### BEDROOM 2

Sash uPVC window to front with views towards the Exe Estuary. Fitted shelving and hanging rail. Radiator.

### BATHROOM

White suite comprising, low level close coupled WC, panelled bath with shower attachment, pedestal wash hand basin. built in cupboards. Radiator/towel rail.



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