

Harbour Way, Cockwood, EX6 8SG



Situated in the heart of a very popular estuary village enjoying beautiful coastal and harbour views. Within walking distance of the harbour and renowned pub it is also within easy commuting distance to Exeter. The accommodation comprises a ground floor kitchen, sitting room and separate dining room. Upstairs are 2 double bedrooms and a single study/cot room interlinking from the main bedroom, bathroom with electric shower over bath. With a small and practical front terrace garden area. Electric heating and some under-floor heating. FREEHOLD, EPC - E, Current business rateable value £3,250 pa (1 April 2023 to present).

Guide Price £350,000

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LOCATION

Cockwood is a delightful harbour village next to Starcross, it has a small village school, very popular pub 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.

FRONT DOOR TO

ENTRANCE HALL

A spacious entrance hall with storage cupboard, stairs leading to the first floor and doors to the principal rooms.

SITTING ROOM

Window to the front and rear of the property, electric heater, fireplace with stone surround, feature ceiling beam and arch leading to:

KITCHEN

Base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, space for an electric cooker, plumbing for a washing machine and dishwasher, space for a fridge/freezer, part tiled walls, tiled floor with electric under floor heating and 2 windows to the front of the property.

DINING ROOM

Feature fireplace, two alcoves with shelving and lighting, window to the front and glazed double door leading to the courtyard garden.

FIRST FLOOR LANDING

A spacious landing with electric heater, doors to the bedrooms, bathroom and window to the front with lovely views over the Exe Estuary.

BEDROOM 1

A lovely room with electric heating, window to the front again with lovely Estuary views, fitted wardrobe and door to:

INTERLINKING STUDY/COT ROOM

Currently used as a bedroom with window to the rear of the property.

BEDROOM 2

Window to the front with Estuary views, fitted wardrobe and electric heater.

BATHROOM

Suite comprising bath with electric shower over and glass screen, pedestal wash hand basin, WC, electric heated towel rail and window to the rear.





OUTSIDE

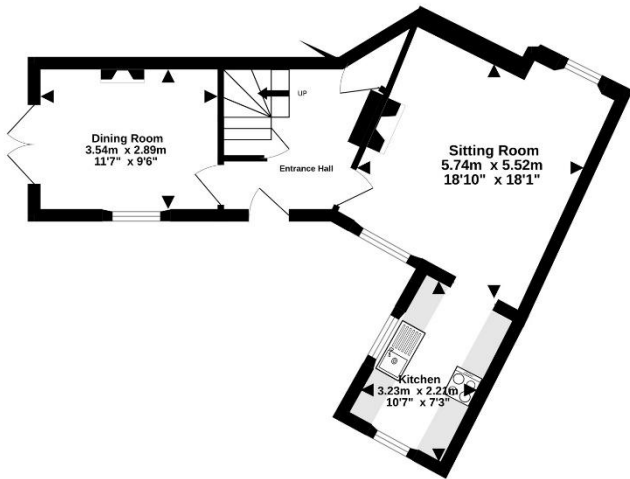
To the front and side of the property is a paved courtyard seating area with established plants and shrubs, part wall surround and views over the surrounding area towards the Exe Estuary.

AGENTS NOTE

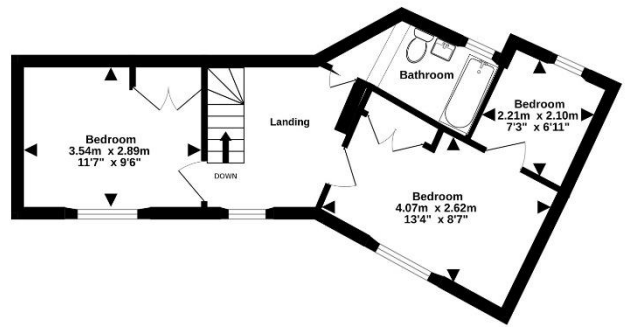
The property is currently used as an air bnb short term holiday let and would make a great investment opportunity in a favourable location surrounded by beautiful Estuary views. The property also benefits from modern a WIFI low retention heating system.



Ground Floor
42.7 sq.m. (460 sq.ft.) approx.



1st Floor
37.0 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA : 79.7 sq.m. (858 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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