

Middlewood, **Cockwood**, EX6 8RN

Standing on a generous sized plot of this characterful semi detached house offers a large sloping garden with stunning views, quiet places to escape and enough vegetable patches and fruit trees to support a self sufficiency life style. It is situated in a quiet area within striking distance of a range of facilities including railway station, bus services, shops and the beach. The accommodation retains some period features and comprises; reception hall, 2 reception rooms, kitchen, utility/cloakroom, conservatory, 2 bedrooms, bathroom. Garage and parking. Tenure: Freehold, Council Tax Band: D, EPC: F

£360,000

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Location

The property is situated up a quiet lane in a well regarded area just quarter of a mile from Cockwood harbour and well known pubs. The railway station, local shops and other amenities are available in the nearby village of Starcross which is about a mile away and can easily be reached on foot or bike on dedicated footpaths. These footpaths also lead to further shops and the beach at Dawlish Warren approximately 1.5 miles away, with Sainsbury's being just a little further. There is a well regarded primary school in Cockwood and further schools in the nearby town of Dawlish which also offers a range of further amenities.

The Property

Situated in a quiet road with an outlook over the nearby fields the property has a semi rural feel and offers some far reaching views, in particular from the first floor of the house and the top of the garden. The property is ideal for those looking to enjoy the outdoor life with emphasis having been placed on the garden by the current owners.

Accommodation

Arranged over two floors the accommodation is fitted with uPVC double glazing and modern electric heating offers, period features and high

ceilings. Entry to the property is in to a useful porch which in turn leads to the reception hall. The sitting room has a large bay window with a lovely outlook to the front, feature fireplace and picture rails. The dining room also retains the picture rails and has a dresser style unit built in to the fireplace. The kitchen is fitted with a range of cupboards and drawer base and wall units and leads to the unique rear conservatory which is the area of the house the current owners spend most of their time as it looks out onto the garden. There is a multi fuel burner incorporating a small oven which is ideal for cooking small food items while boiling the kettle on the top! Off the conservatory is access to the utility/ cloakroom. On the first floor are two double bedrooms with the main bedroom having built in wardrobes and a lovely outlook towards the nearby countryside. The second bedroom also has built in wardrobes and looks out onto the rear garden. The good size bathroom has tiled walls and a shower over the bath.

Outside

To the front of the property is a small area of garden with a pathway to the side leading to the rear garden. Steps lead up to a brick paved patio area and continue up further to a significant and productive vegetable garden with a large





greenhouse. At the top of the garden is a small orchard with a variety of fruit trees and at the very top is a sizeable wood summer house which has water and electricity and provides a fabulous place in which to escape and enjoy the tranquillity and fabulous countryside views. At the bottom of the garden is a useful workshop/shed which has electricity.

Parking

A few yards up the road the property has a garage in a block with a parking space in front.

Measurements

Sitting Room
3.91m x 3.43m (12'10" x 11'3")

Dining Room
3.48m x 3.20m (11'5" x 10'6")

Kitchen
3.51m x 2.10m (11'6" x 6'11")

Conservatory
5.10m x 4.14m (16'9" x 13'7")

First Floor

Bedroom 1
4.10m x 3.97m (13'5" x 13'0") in to bay window

Bedroom 2
3.50m x 3.48m (11'6" x 11'5")

Bathroom

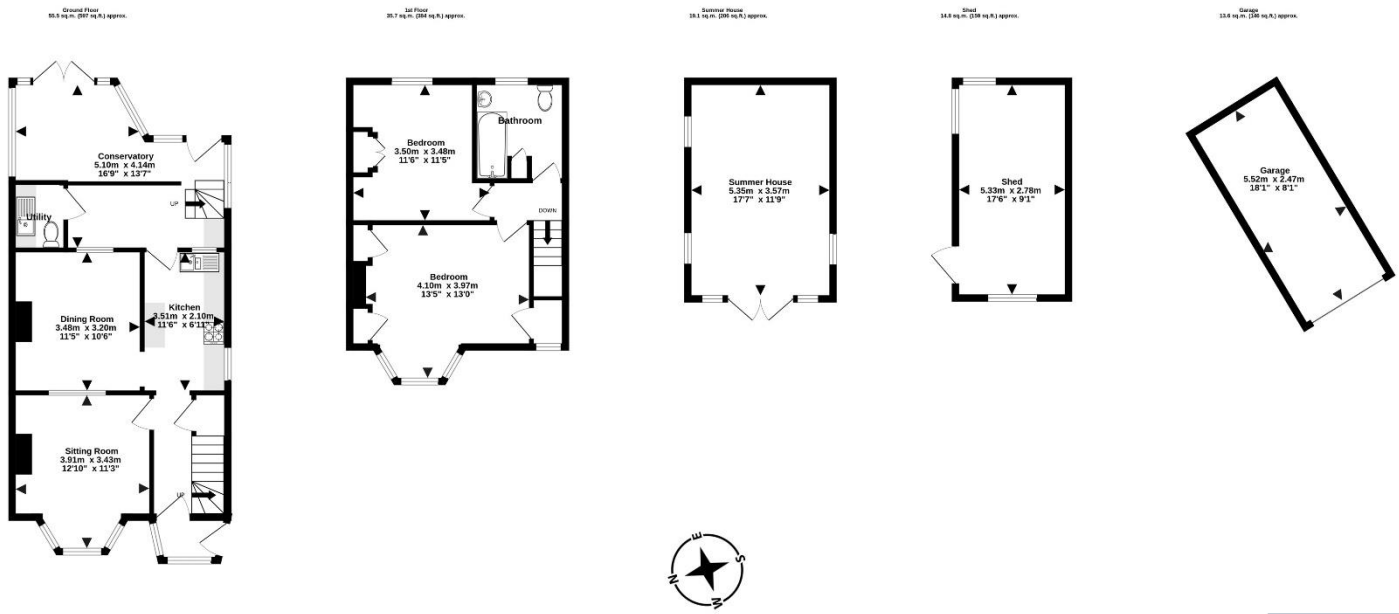
Outside

Garage
5.52m x 2.47m (18'1" x 8'1")

Workshop/Shed
5.33m x 2.78m (17'6" x 9'1")

Summer House
5.35m x 3.57m (17'7" x 11'9")





TOTAL FLOOR AREA : 138.8 sq.m. (1494 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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