



Cockington Village, Torquay
Torquay



Offers Over
£450,000

The property is accessed via a useful porch. Stable doors take you into the reception lobby with stairway to first floor. The family bathroom comes complete with an obscure glazed window to side aspect, a modern white suite comprising panelled corner bath with mixer tap and shower attachment, pedestal wash basin, low level W/C with concealed cistern to fitted vanity unit with mirror and glass shelf over. There is a door to the utility room with an obscure glazed window to side with borrowed light from Bathroom, wall mounted gas fired boiler, and plumbing for an automatic washing machine. The lounge is a lovely, relaxing light and airy room, full of character, with double glazed cottage style window to front aspect and timber beams to ceiling. Feature stone fireplace with timber mantel and a freestanding cast iron gas stove.

A multi-glazed door opens into the fantastic kitchen, which forms part of the extension. A spacious and contemporary room with a double-glazed cottage style window and outlook over the garden, modern range of high gloss wall, base and drawer cupboards, inset composite 1 ½ bowl sink unit with mixer tap, space for a washing machine, integrated dishwasher and fridge/freezer. Inset five ring gas hob extractor unit over, built-in electric oven and microwave, and hatch to roof void. Another door leads to the rear lobby with a double glazed cottage style window to side, and a part timber and part glazed stable door leading out to the garden. An opening leads into the dining room, which is a lovely light and airy room, forming the remainder of the extension. With double glazed cottage style window to side aspect, and double glazed French doors leading out to garden.

On the 1st floor you have bedroom one, a spacious light and airy double bedroom with double glazed cottage style window and outlook to front, built-in wardrobes to one wall with hanging rails and shelving, and hatch to roof void. Bi-folding door leads into the ensuite with shower cubicle with electric shower and ceramic tiling to surround, low level W/C, wall mounted corner wash basin and a light and shaver unit over. Bedroom 2 is a light and airy bedroom with glazed cottage style window and outlook to front.

The garden is a real feature of this property, with its sweeping garden that leads you through from area to area. As you exit the property there is a paved surround to the building giving a good amount of space for storage. A pathway leads under a pergola and to the lawned area, which has been carefully manicured. Here you have a raised decked seating area, and as the lawn continues further on, you will find a beautiful summer house with power and light, as well as a further matching storage shed. The garden is well stocked with beautiful flowering plants. Hedging, stone walling and mature trees to the boundaries give a good deal of privacy and seclusion to enjoy this beautiful garden.





STAR POINTS

- Beautiful Detached Cottage
- Stunning Garden
- 2 Bedrooms (Master Ensuite Shower Room)
- Separate Dining Room
- Desirable Village Location
- Modern Fitted Kitchen
- Grade 2 Listed
- Summer House with Power & Light
- Thatched Roof
- Feature Gas Burner

ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band - D

For prices & more information about Council Tax go to:

<https://www.torbay.gov.uk/council-tax/>

Local Authority – Torbay Council

Grade 2 Listed Building

In a conservation area.

Cockington is a flood risk area with flood defences in place.

There is a water meter at the property.

Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-Coverage.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

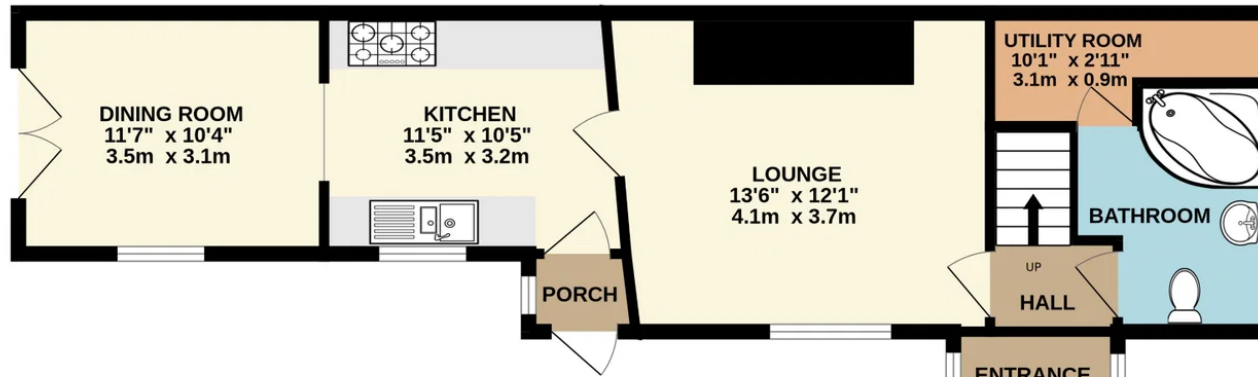
DIRECTIONS

What 3 Words: charts.accordion.scan

Sat-Nav: TQ2 6XA

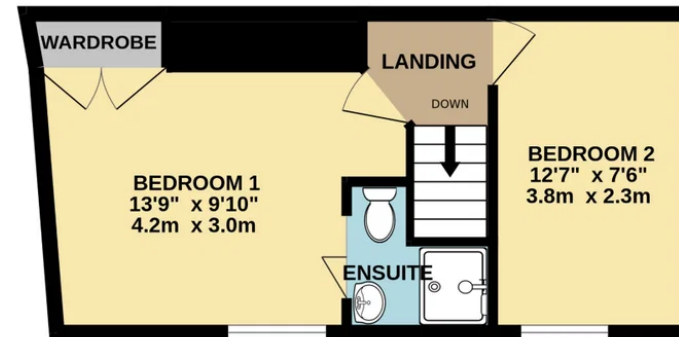


GROUND FLOOR



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.
Made with Metropix ©2026

1ST FLOOR



www.garganandhart.co.uk

01803 897321



Gargan & Hart

Estate Agents