




SOUTHGATE
ESTATES

£875,000



4



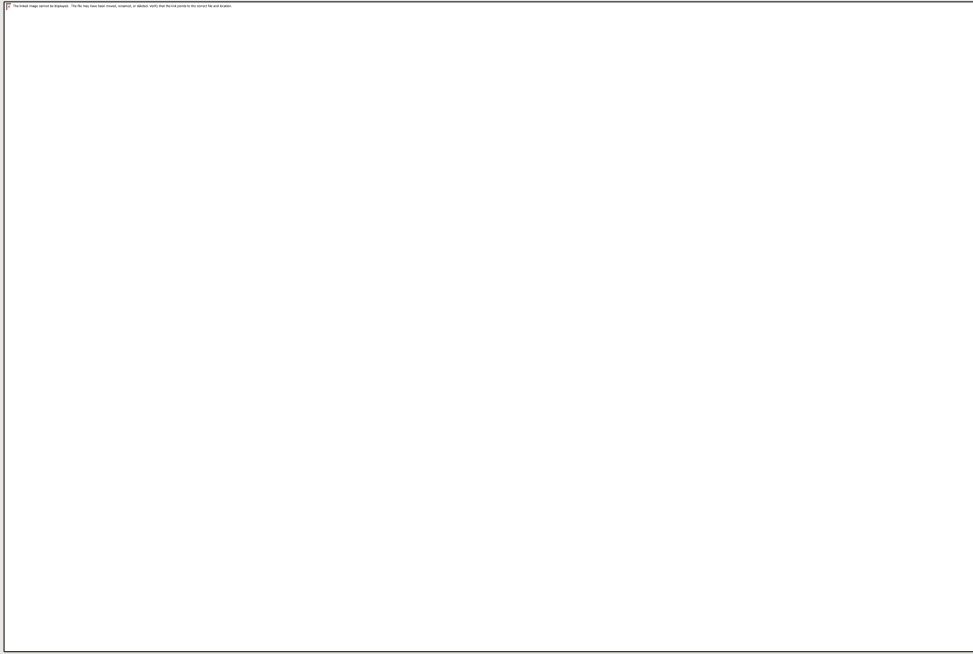
2



3

Clearwaters, 5A School Hill, Cockwood EX6 8RF





Clearwaters, 5A School Hill, Cockwood

Brought to the market for the first time since it was built in 2005, this modern, architect-designed home was meticulously designed to take full advantage of its elevated position in the beautiful estuary village of Cockwood. Constructed to exacting standards and to a high specification, the property offers exceptional panoramic views across the Exe Estuary and out to sea, over the beautiful Nature Reserves of Dawlish Warren.



The highly-desirable area of Cockwood offers a number of amenities on the doorstep, including two well-regarded pubs, a primary school, Cockwood Harbour and Cofton Village Green, offering pleasant walks with views out to the waterside. The village has a strong community feel, with the Cockwood Mariners organising monthly social events for the local residents. In addition, Starcross train station is just under a mile's walk from the cottage, and both Dawlish and Dawlish Warren are nearby, with many shops, restaurants and beaches.



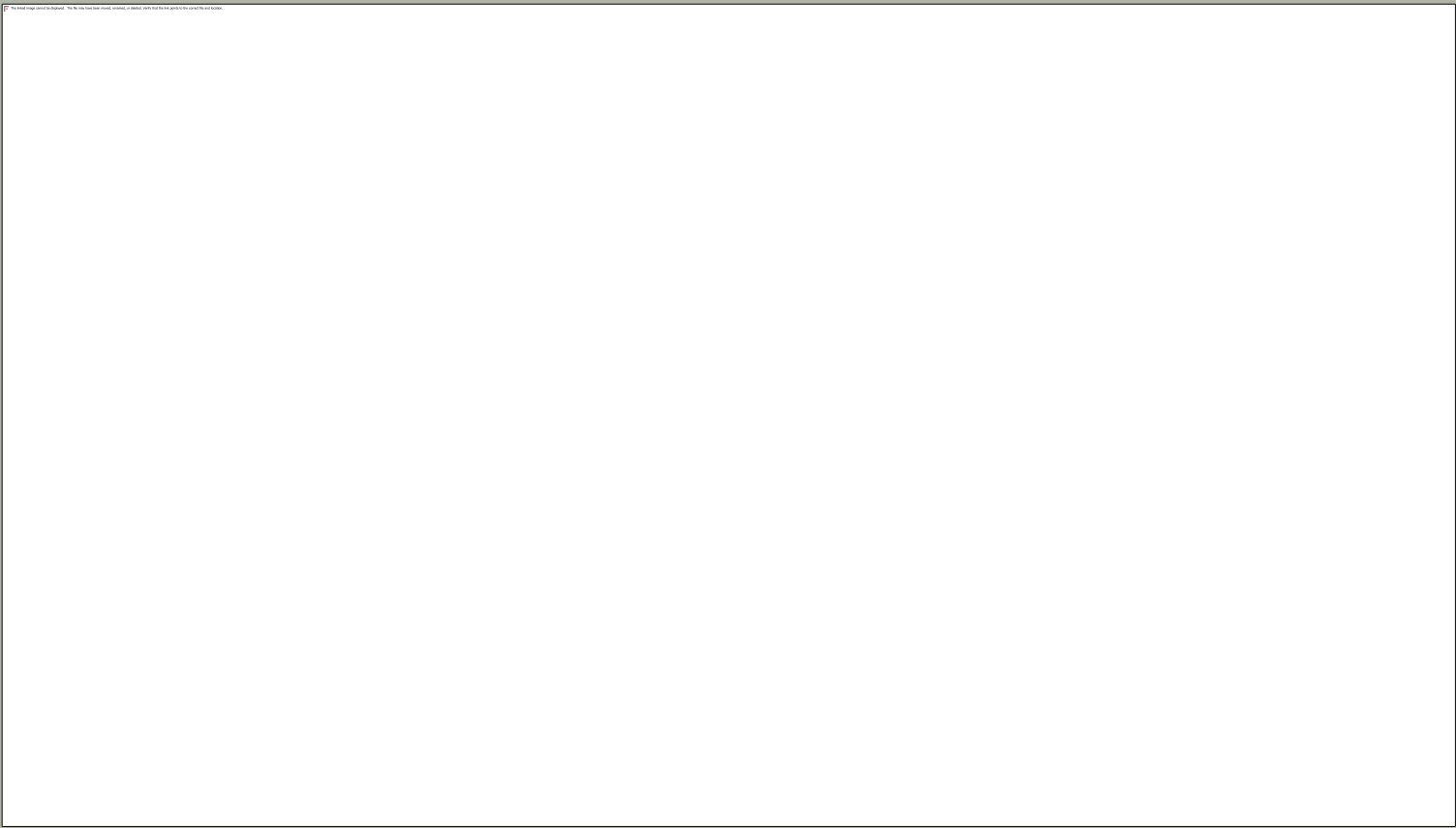
From the somewhat understated front elevation, the front door opens into a bright and spacious hallway, where doors lead to the spacious, 26 foot living room, which has full height glazing, affording stunning views of the estuary and sea to the rear of the property. Glazed doors lead to the covered balcony, where further doors lead back into the property's gorgeous breakfast kitchen. There is also a study, a large walk-in larder and a WC to this floor. The lower floor of the property offers 4 well-proportioned bedrooms. The two larger bedrooms enjoy patio doors opening to the garden at the rear, and each have their own en-suites and built-in wardrobes. Bedroom 3 is a further small double bedroom and Bedroom 4, although currently being used as a laundry room, has its own WC and could easily be transformed into a further en-suite double bedroom.

Externally, the property has a landscaped garden to the rear, with many mature plants and shrubs, as well as a Summerhouse, a store and a greenhouse. To the front of the property, there is a driveway with parking for a number of cars and the attached double garage has an electric up-and-over garage door, as well as a courtesy door leading into the house. The property shares a private road with a number of similar homes, offering additional parking when required. Built to modern eco-friendly standards, the property benefits from a state-of-the-art grey water recycling and filtration system, ensuring minimal environmental impact. Internal viewing is highly recommended.

Property Information Tenure: Freehold. Council tax band: G.

- *Stunning Estuary Views*
- *Detached House*
- *Three/Four Bedrooms*
- *Enclosed Garden*
- *Double Garage*
- *Village Location*





Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

SOUTHGATE
ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgatestates.co.uk