



**Connells**

Cofton Hill  
Cockwood Exeter



## Property Description

**GUIDE PRICE £300,000 - £325,000**

*Occupying an brilliant position with breathtaking views across the nearby estuary and coastline, this charming two bedroom cottage perfectly combines character, comfort and an exceptional setting.*

*The property, which is within a conservation area, is approached via a gated pathway leading through the attractive front garden. The original front door opens into the welcoming living room which is full of character and features an attractive fireplace.*

*A separate dining room provides an excellent space for family meals or entertaining guests and leads through to the modern fitted kitchen with windows overlooking the rear garden, filling the room with natural light.*

*Upstairs, there are two bedrooms together with a well-presented modern shower room. The rear-facing bedroom enjoys delightful views across neighbouring countryside and surrounding fields.*

*Externally, this cottage truly comes into its own. A private, easy-maintenance patio garden provides an ideal space for outdoor dining and relaxing, complemented by a useful outside utility/workshop. The single garage offers excellent storage, while above it sits a fantastic roof terrace, perfectly positioned to take in the far-reaching estuary and coastal views.*

*Offering charm, character and an outstanding setting, this delightful cottage presents a rare opportunity to acquire a truly special home in a picturesque location.*

## Living Room

Front door, double glazed front aspect window, stairs to first floor, storage cupboard, fireplace with wood burner, wall mounted radiator.

## Dining Room

French doors to garden, steps down to living area, wall mounted radiator.

## Kitchen

Double glazed side aspect window, door to garden, wall and base units, work surfaces, oven and gas hob with extractor over, space for washing machine and fridge freezer, sink unit.

## Bedroom 1

Double glazed front aspect window, wall mounted radiator.

## Bedroom 2

Double glazed rear and side aspect window, fitted storage, wall mounted radiator.

## Shower Room

Double glazed side aspect window, corner shower, low level toilet, wash hand basin, boiler.

## Outside

Patio area, gated path entrance from front, raised decked terrace with great coastal views of the estuary.

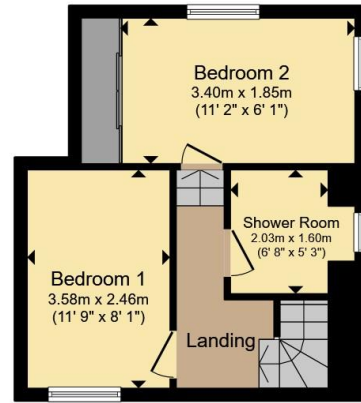
## Garage

Up and over door and windows to side.

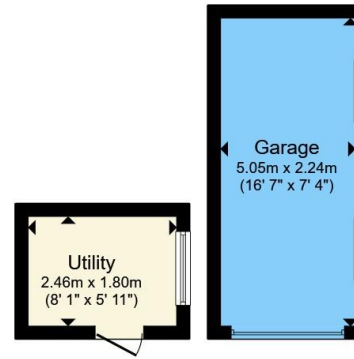




**Ground Floor**



**First Floor**



**Outbuilding**



Total floor area 78.6 m<sup>2</sup> (846 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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