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# Kenbury Crescent, Cockwood, EX6 8RQ

Wonderful views of the estuary can be enjoyed from this deceptively spacious 3 double bedroom detached home situated in the popular village of Cockwood. The property is in excellent condition throughout with gas central heating, uPVC double glazing, a lovely open plan kitchen/dining room and a ground floor cloakroom.

FREEHOLD, COUNCIL TAX BAND - E, EPC - C

## Guide Price £575,000

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Cockwood is a small picturesque harbour side village situated on the Exe Estuary. The village benefits from an award winning Primary School and excellent public house. Nearby is Dawlish Warren with its Nature Reserve and the coastal resort of Dawlish, with its wonderful beaches. It is approximately 9 miles from the Cathedral City of Exeter with its M5 motorway junction and International Airport. There is a regular bus service to Exeter and mainline railway stations at Starcross and Dawlish.

**FRONT DOOR TO**

**ENTRANCE HALL**
A spacious entrance hall with doors to the principal rooms and stairs leading to the first floor landing.

**KITCHEN/DINDING ROOM**
A wonderful room with modern matching base and eye level units, solid work surfaces over , fitted sink unit and appliances, feature central beam with pillar, 2 uPVC double glazed windows to the front, uPVC double glazed window to the rear, under floor heating, built in storage cupboard and door to:

**UTILITY ROOM**
uPVC double glazed window to the rear, door to the garden, base and eye level units with sink unit.

**SITTING ROOM**
uPVC double glazed window to the front, under floor heating, wall light points and open to:

**SECOND SITTING ROOM**
uPVC double glazed window, under floor heating and door leading to the rear garden.

**CLOAKROOM**
Suite comprising WC with concealed cistern, wash hand basin with storage below and obscure uPVC double glazed window to the rear.

**FIRST FLOOR LANDING**
Window to the rear, storage cupboard and doors to:

**BEDROOM 1**
uPVC double glazed window to the front with lovely views over the Estuary, radiator, fitted wardrobe and door to:

**EN SUITE BATHROOM**
Modern suite comprising corner bath, WC and wash hand basin set with storage cupboards and work surface over, uPVC double glazed window to the rear, walk in shower enclosure with part tiled walls.

**BEDROOM 2**
uPVC double glazed window to the front again with stunning views and uPVC double glazed window to the rear.

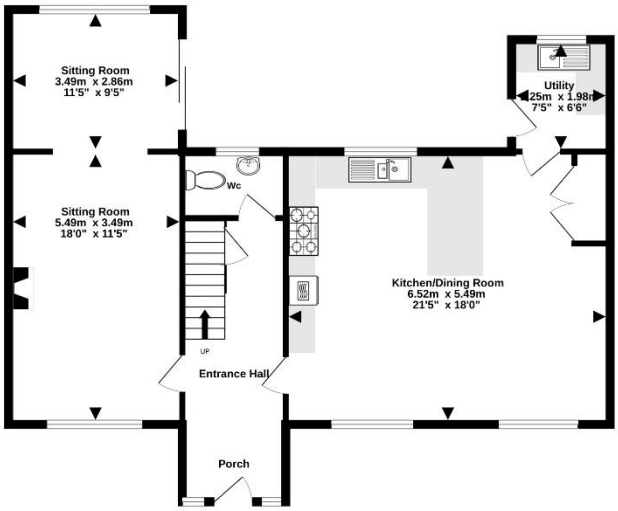
**BEDROOM 3**
uPVC double glazed window to the front with stunning views, radiator, and uPVC double glazed door leading to the balcony.

**BALCONY**
Glass balustrade to 3 sides and a stunning place to take in the views over the River Exe.

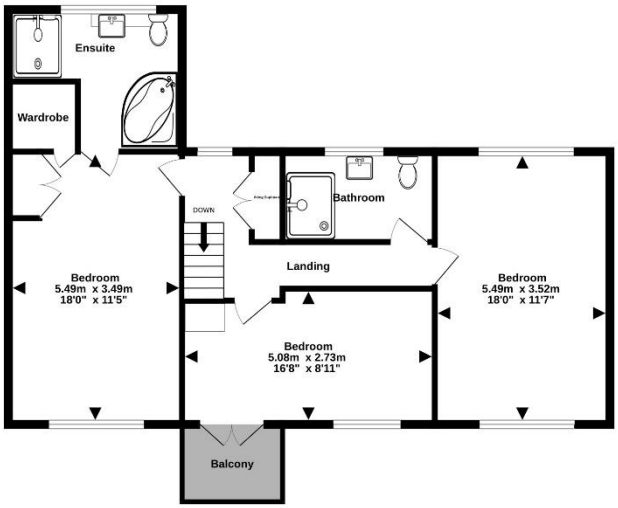
**SHOWER ROOM**
Suite comprising WC, pedestal wash hand basin, shower enclosure, tiled walls and obscure uPVC double glazed window to the rear.

**OUTSIDE**
To the front of the property is a brick paved parking area, access to the front door and side access. The rear garden has been designed for ease of maintenance with brick paving, decorative gravel and raised flower beds behind wooden sleepers.

**Ground Floor**
**83.7 sq.m. (901 sq.ft.) approx.**




**1st Floor**
**76.3 sq.m. (822 sq.ft.) approx.**



**TOTAL FLOOR AREA : 160.0 sq.m. (1723 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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