

Westwood, **Cockwood**, EX6 8RW

A fantastic opportunity to own this three/ four bedroom detached home in the popular estuary village of Cockwood. This delightful property features gas central heating, double glazing, parking for a number of vehicles and the most wonderful wildlife garden occupying a large area with summerhouse and open views towards nearby rolling fields and distant countryside. FREEHOLD, COUNCIL TAX - E, EPC - D.

£550,000

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## LOCATION

Cockwood is a well regarded former fishing village on the Exe estuary comprising traditional period cottages clustered around the harbour and later built individually designed properties. The village has a thriving community with popular primary school, two pubs and village hall. There is a convenience store, surgery, chemist and other amenities in the nearby village of Starcross. The area is well served by public transport, Starcross having a railway station on the London Paddington railway line and there are frequent bus services running between Exeter and Newton Abbot. The university and cathedral city of Exeter is 10 miles to the north. Dawlish Warren Golf Course is nearby and Dawlish Warren itself is a Site of Special Scientific Interest playing host to a wide variety of bird life and attractive sandy beaches.

## ENTRANCE

Glazed front door into:

## RECEPTION HALL

Stairs to first floor landing and door to:

## SITTING ROOM

**4.45m x 3.45m (14'7" x 11'4")**

Triple aspect uPVC double glazed windows and sliding patio doors leading out to decked area, radiator, electric fire, TV point and open to:

## DINING ROOM

**3.52m x 2.10m (11'7" x 6'11")**

uPVC double glazed window to the rear, cloved ceiling and glazed door to the hall.

## STUDY/ BEDROOM 4

**5.25m x 2.71m (17'3" x 8'11")**

uPVC double glazed window to the front aspect, radiator and coved ceiling.

## KITCHEN/DINING ROOM

**4.60m x 3.25m (15'1" x 10'8")**

Dual aspect uPVC double glazed windows to rear and side aspects. matching range of base units with rail top work surfaces over, one and half bowl sink and drainer with mixer tap. Tiled splash backs integrated electric oven and hob, space and plumbing for dishwasher. Under stairs storage cupboard, larder cupboard, radiator, downlighters and glazed door to:

## UTILITY AREA

Wall mounted combination boiler, space and plumbing for washing machine, radiator and bi fold door to:

## SHOWER ROOM/ REAR ENTRANCE

Corner enclosure with electric shower over, low level WC and pedestal wash hand basin. Radiator, part tiled walls downlighters and uPVC double glazed window and door to outside decked area.





#### FIRST FLOOR LANDING

Radiator, access to loft space, two storage cupboards and uPVC double glazed window and door opening to:

#### BALCONY

A wonderful seating area to enjoy the views towards the rear garden.

#### BEDROOM 1

**3.82m x 3.30m (12'6" x 10'10")**

uPVC double glazed window to the front aspect with a pleasant outlook, Fitted cupboards and drawers, radiator and coved ceiling.

#### BEDROOM 2

**3.67m x 2.43m (12'0" x 7'11")**

uPVC double glazed window to the side aspect, wardrobe with mirrored sliding doors, radiator and coved ceiling.

#### BEDROOM 3

**3.45m x 2.25m (11'4" x 7'5")**

uPVC double glazed window and door opening to the rear balcony enjoying the view to the rear garden.

#### BATHROOM

A coloured suite comprising panelled bath with thermostatic shower over, low level WC, pedestal wash hand basin, radiator and downlighters. uPVC double glazed window to the side aspect.

#### OUTSIDE FRONT

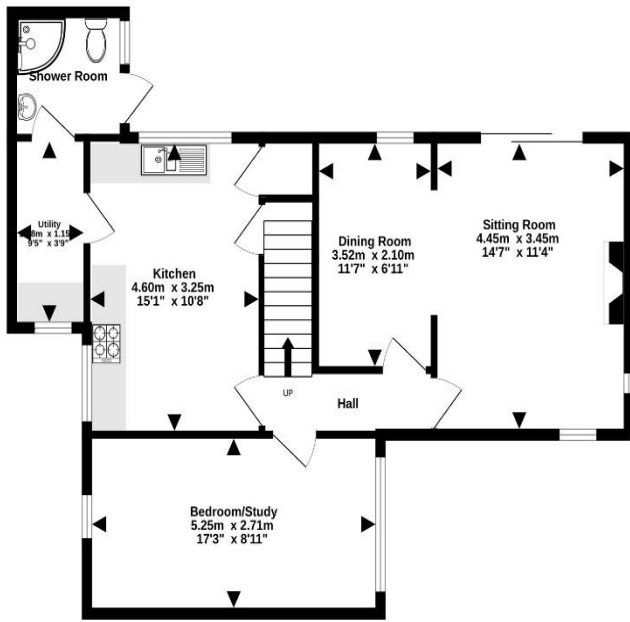
To the front of the property is parking for a number of cars and seating area directly outside the front of the property. The front garden is well established and planted with an assortment of shrubs plants and trees. a decked seating area runs across the back of the property once again enjoying the variety of plants and shrubs. Steps and a path lead up to:

#### REAR GARDEN

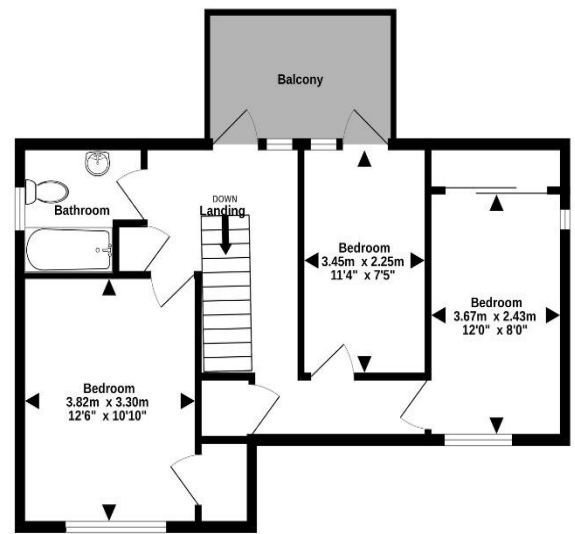
A true feature of the property is the sustainable wildlife garden with areas of mown grass to create pathways and areas to relax and enjoy the magnificent outlook over the rolling fields and beyond. The garden also features outside water taps, power point, vegetable patch, two sheds and a large Summerhouse at the top of the garden with light and power.



**Ground Floor**  
64.5 sq.m. (694 sq.ft.) approx.

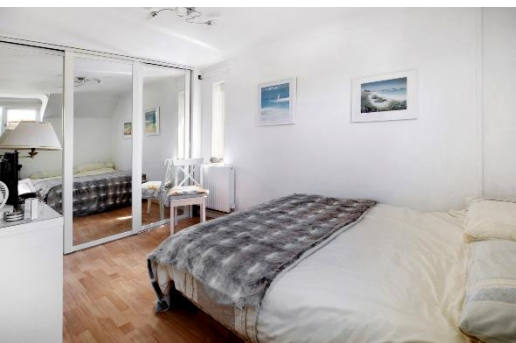


**1st Floor**  
48.7 sq.m. (524 sq.ft.) approx.



**TOTAL FLOOR AREA : 113.2 sq.m. (1218 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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