

Middlewood, **Cockwood**, EX6 8RN

A rare opportunity to acquire this freehold cottage, currently configured as two two-bedroom cottages, featuring a spacious rear garden. The property is in need of modernisation and redevelopment, offering an ideal chance for buyers to make their mark.

FREEHOLD, COUNCIL TAX BAND - BOTH RATED C, EPC - BOTH RATED - D.

Guide Price £250,000

01626 862379

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LOCATION

The property is situated up a quiet lane in a well-regarded area just quarter of a mile from Cockwood harbour and well known pub.

The railway station, local shops and other amenities are available in the nearby village of Starcross which is about a mile away and can easily be reached on foot or bike on dedicated footpaths.

These footpaths also lead to further shops and the beach at Dawlish Warren approximately 1.5 miles away, with Sainsbury's being just a little further.

There is a well-regarded primary school in Cockwood and further schools in the nearby town of Dawlish which also offers a range of further amenities.

ACCOMMODATION

COTTAGE 1 has an entrance porch leading to a good size sitting room, rear lobby with access to the kitchen, door leading to the rear garden and stairs leading to the first floor.

The first floor has 2 bedrooms and a bathroom.

Cottage 2 again has an entrance porch leading to a sitting room, and kitchen, door to the rear porch with access to a good size store room, door to the rear garden and stairs leading to the first floor.

The first floor has 2 bedrooms and a bathroom.

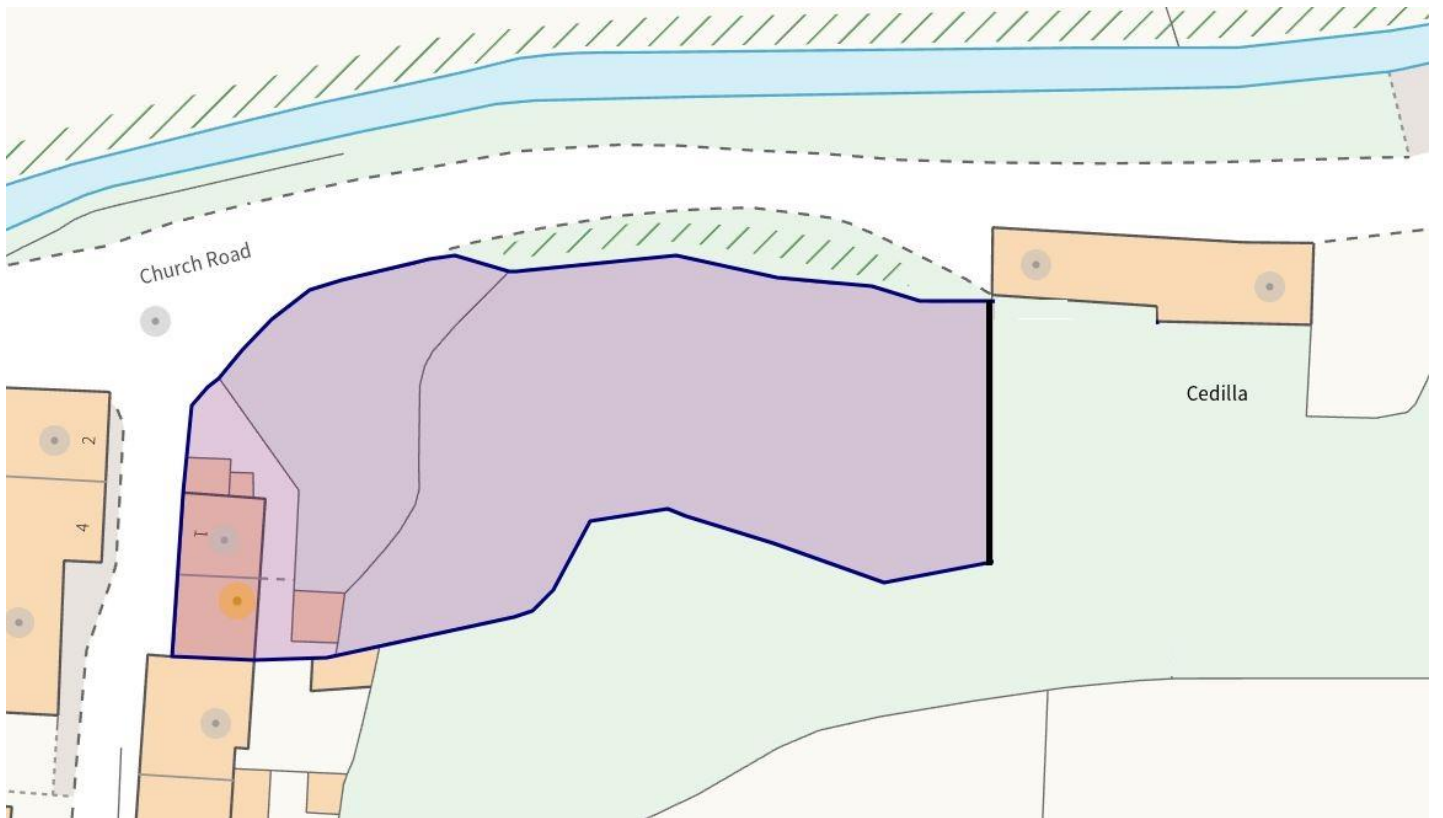
Outside. The outside area of the cottage is a real feature with plenty of space incorporating good size store rooms, gardens and established plants, trees and shrubs.

From the top of the garden is a lovely view towards the Exe Estuary providing the perfect spot for a potential summer house or patio subject to the usual consents.

A potential buyer may look to keep the property as 2 cottages or may want to convert into 1 larger cottage subject to obtaining the relevant planning permissions.

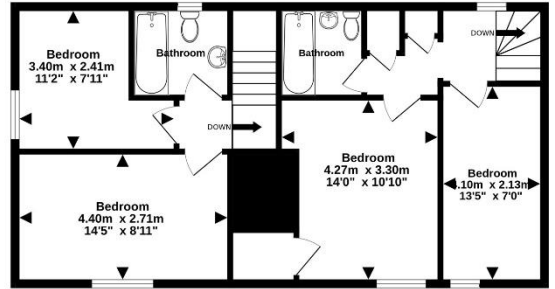
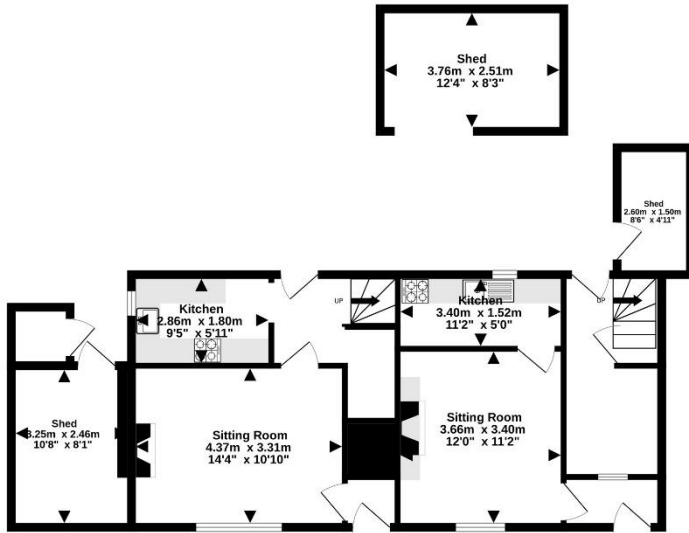
Further extensions may well be possible due to the space on offer again subject to the relevant planning permissions and consents being granted.





Ground Floor
76.6 sq.m. (824 sq.ft.) approx.

1st Floor
59.6 sq.m. (641 sq.ft.) approx.



TOTAL FLOOR AREA : 136.1 sq.m. (1465 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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