



Cofton Hill, Cockwood, Exeter

Guide Price : £400,000



acorus®

**COFTON HILL
COCKWOOD
EXETER
EX6**

A three bedroom detached bungalow with ample parking and gardens to all sides set in an elevated position on the outskirts of the village of Cockwood.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion.

Guide Price : £400,000

(Ref: C368)

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is located on the outskirts of the village of Cockwood in an elevated position with views over the surrounding countryside and the Exe Estuary.

Cockwood is approximately 9 miles from the Cathedral City of Exeter and approximately 5.6 miles from the A380 which links directly onto the Devon Expressway, linking the A30 and M5.



DESCRIPTION

A three bedroom detached bungalow with ample parking and gardens to all sides set in an elevated position on the outskirts of the village of Cockwood.

The plot extends to a total of approximately 0.325 acre (0.13 hectare).

ACCOMMODATION

With UPVC double glazing throughout, the accommodation comprises:

- Hallway
- Two built-in cupboards.

ACCOMADATION

Living Room

6.26m x 3.92m

Log burner with brick surround and sliding doors to Dining Room.

Kitchen

3.54m x 3.67m

Built-in kitchen units and space for appliances.

Dining Room

3.91m x 2.97m

Log burner.

Utility Room

1.97m x 2.67m

Built-in storage units.

Cloakroom

0.86m x 1.98m

W/C and wash hand basin.

Bedroom 1

3.93m x 3.4m

Double bedroom with built-in cupboard.

Bedroom 2

3.0m x 3.6m

Double bedroom with built-in cupboard.

Bedroom 3

3.38m x 4.8m

Double bedroom with built-in cupboard.

Family Bathroom

2.53m x 1.68m

W/C, wash hand basin and bath with shower over.

OUTSIDE

The bungalow is approached via a concrete driveway with ample parking for at least four vehicles.

Mature gardens surround the bungalow and to the north there is a sheltered allotment area.

AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling on the 2 August 1977 subject to two conditions, one of which was an Agricultural Occupancy Condition. Condition two states:

'The dwelling hereby permitted shall be occupied only by persons employed or last employed full-time locally in agricultural or forestry work, as defined by Section 290 of the Town and Country Planning Act, 1971, and the dependants of such persons as aforesaid.'

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

SERVICES (not tested)

The property is provided with mains water, electricity and gas.
Drainage is to a private septic tank.
Central heating is provided by gas.

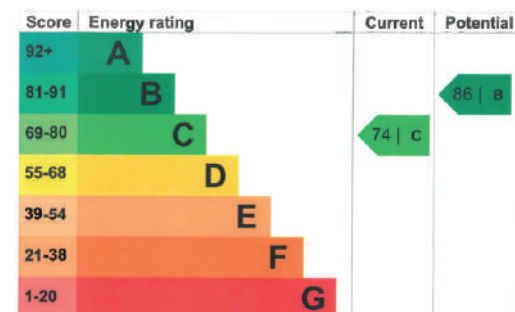
EASEMENTS, WAYLEAVES & RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property.

PUBLIC FOOTPATHS

We understand there are no known public footpaths affecting this property.

ENERGY PERFORMANCE RATING: C



LOCAL AUTHORITY

Teignbridge District Council
<https://www.teignbridge.gov.uk/>
01626 361 101

Council Tax Band E.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.



IMPORTANT NOTICE

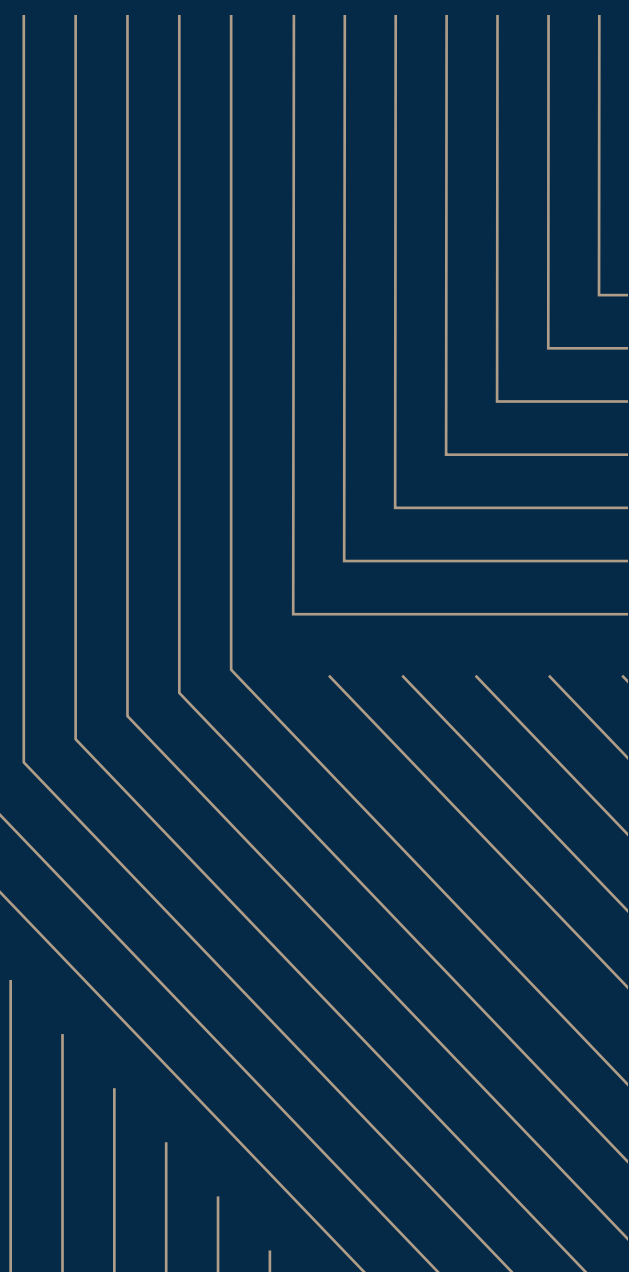
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