



## *Country and Coastal Properties*

29 Meeting House Lane - Post Office Box 557 - Little Compton, RI 02837 - Tel. 401 635-8887/8885

### *Cottage in the Heart of Acoaxet*



#### *14 Perch Rock Road, Westport, Massachusetts*

Enjoy views of the Westport River from the deck of this four-bedroom, single-story cottage. Ideally located on a quiet, private lane, the home offers a versatile floor plan with kitchen, fireplaced living room with dining area, two baths, and wooden deck. Central air conditioning, enclosed porch, and expansion potential make this a wonderful summer or year round home with beautiful views of the Westport River and located within walking distance to ocean beaches.



*Offered at \$895,000*

*Offering subject to errors, omissions, change of price or withdrawal without notice.*

[www.countryandcoastal.com](http://www.countryandcoastal.com)

## *14 Perch Road Road, Westport, Massachusetts*

<b>Style:</b>	Cottage
<b>Built:</b>	1956
<b>Exterior:</b>	Cedar shingles
<b>Roof:</b>	Asphalt
<b>Location:</b>	Plat 89 Lot 92
<b>Land Area:</b>	26,497 <sup>±</sup> square feet
<b>Real Estate Taxes:</b>	\$4,741.37
<b>Gross Living Area:</b>	1,506 <sup>±</sup> square feet
<b>Rooms:</b>	6 rooms, 4 beds, 2 baths
<b>Heat:</b>	Electric heat
<b>Septic:</b>	Private – 4 bedroom
<b>Water:</b>	Westport Harbor Aqueduct System
<b>Electricity:</b>	200 amp circuit breakers
<b>Floors:</b>	Hardwood and linoleum
<b>Walls:</b>	Drywall
<b>Floor Plan:</b>	Fireplaced living room with dining area 4 bedrooms, 2 baths Kitchen Den

### **Amenities**



*Enclosed Porch*

Central air conditioning  
Enclosed porch  
Wooden deck  
Walk to sandy ocean beaches  
Views to Westport River  
Expansion potential to enhance views  
Private road



*North Elevation*



*Fireplaced Living Room*



*Deck with views of Westport River*

### **COUNTRY AND COASTAL PROPERTIES**

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