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goodman

# Jean Goodman Ltd



**Green Park Way, Chillington**

**Price £365,000 Freehold**

A delightful four bedroom detached home which has been maintained to a high standard by its present owners and offers generous and flexible accommodation plus a large garage, off road parking and private rear garden. The ground floor briefly comprises a porch, entrance hall, sitting room, kitchen/dining room, one bedroom currently furnished as a second sitting room and a further bedroom used as a study plus a shower room and conservatory. The first floor has two double bedrooms and a shower room.

The village of Chillington is situated on the A379 some four miles to the east of Kingsbridge and one and a half miles from the sea at Torcross. It has a useful shop/post office, an excellent health centre, a pub serving good food and several small businesses including a hairdressers. Primary schools are at nearby Stokenham and West Charleton and Kingsbridge has a popular and well regarded secondary school. A regular bus service connects Chillington to Kingsbridge and the sailing and naval town of Dartmouth. Both towns have a wide variety of shops, supermarkets and leisure facilities.

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From the front path, a glazed porch with wall hanging space and an obscured glazed door to the

### Hall

With doors to most ground floor rooms and stairs to the first floor.

### Sitting Room

A light and airy room with large window overlooking the front garden and an open fireplace with limestone surround and marble hearth.

### Kitchen/Dining Room

The kitchen area has a window to the conservatory and glazed door to the covered side passage. and is fitted with a matching range of cream, shaker style wall and floor units with granite effect work surfaces, double bowl stainless steel sink unit with mixer tap, an inset induction hob with stainless steel extractor hood above, Neff double electric oven, provision for washing machine and dishwasher and space for a tall fridge freezer. There is also an under stairs storage area with Grant oil fired boiler for central heating and domestic hot water.

The dining area has a second window to the conservatory and ample space for a family sized dining table.

### Bedroom Three/Sitting Room

A spacious ground floor double bedroom currently furnished as a second sitting room with windows and French doors opening to an attractive patio.

### Bedroom Four/Study

Also on the ground floor, Bedroom Four has a window to the side aspect and is currently furnished as a study.

### Shower Room

Conveniently located for the ground floor bedrooms, a fully tiled room with obscured window to the side, a corner shower cubicle with Aquatronic electric shower, wash hand basin mounted atop a storage unit and WC .

### Conservatory

A upvc framed structure with tiled floor and door to the garden.

### First Floor Landing

With access to the loft space and doors to other rooms.

### Bedroom One

A bright double bedroom with window overlooking the front garden, double built in wardrobe and airing cupboard housing hot water cylinder and slatted shelves.



Ground Floor Shower Room

## Bedroom Two

Another double bedroom with built in cupboard space and a window to the rear giving far reaching countryside views.

## Shower Room

A fully tiled room with obscured window to the side and beautifully fitted with a large shower unit with rain head and hand held shower attachment, wash hand basin with mixer taps mounted atop a storage unit with cupboards and illuminated mirror above, WC and towel rail.

## Garage

To the left of the house is a covered side passage leading to the rear garden. Attached to this is a garage with electric cantilever door, windows to the side and rear, shelving, power and light and a pedestrian door to the passage.

## Outside

To the front of the property is a lawn bordered by a path to the right and driveway providing off road parking to the left. The garden gains some privacy by high hedging and a mature bed of shrubs and perennial plants. The rear garden, which catches the sun for most of the day has a slightly raised patio, the remainder being mainly laid to lawn and surrounded by well stocked flower beds with a variety of shrubs and trees. To one end is a timber shed and garden pond. There is also an outside tap and oil storage tank.

## Services

Mains water, drainage and electricity. Oil fired central heating.

## Council Tax

The property is Council Tax Band D

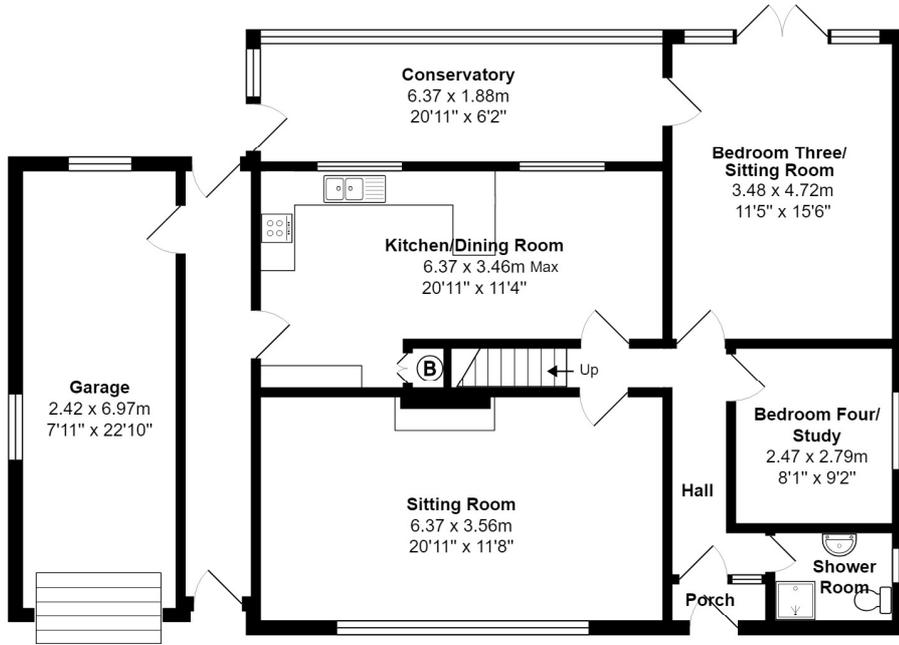
## Energy Rating

EPC Band D

## Viewing

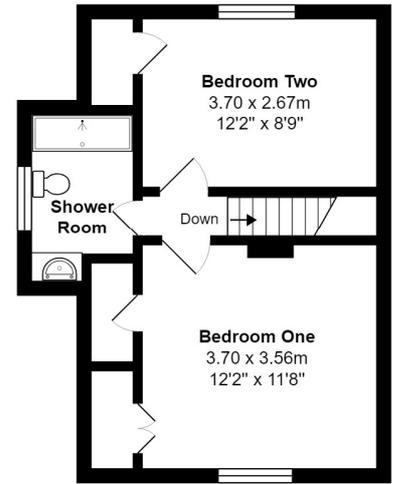
Viewing is strictly by appointment with the agent Jean Goodman Ltd. 01548 857422



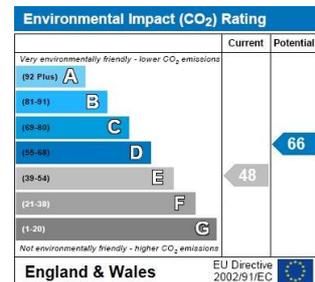
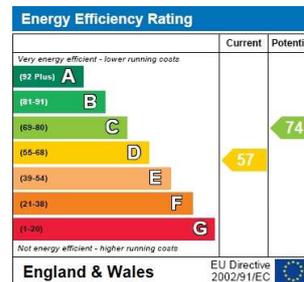


**Ground Floor**

Total Area: 153.3 m<sup>2</sup> ... 1650 ft<sup>2</sup>  
Including Garage



**First Floor**



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.