

jean
goodman

Jean Goodman Ltd



Coombe Meadows, Chillington

Offers in Excess of £320,000 Freehold

A delightful and beautifully extended three bedroom bungalow which has been improved and maintained to a high standard and benefits from UPVC double glazing and oil central heating located in a quiet cul-de-sac a few minutes walk from the village centre. This property comprises a porch, light and airy sitting room and generously proportioned family living space including a kitchen, dining area and snug. There is also an inner hall, three bedrooms and a shower room plus a cloakroom. To one side is a covered passage giving access to a utility room and garage. There are gardens to both front and rear with parking at the front for two vehicles. Views of distant countryside can be enjoyed from the front, and the rear of the property is immediately adjacent to open farmland.

The popular village of Chillington has an active community with shop and post office, village hall and a pub serving good food. It is on a regular bus route connecting Kingsbridge to Dartmouth and a number of lovely beaches are within a short drive.

109 Fore Street, Kingsbridge, Devon TQ7 1AB
01548 857 422 www.jeangoodmanstates.co.uk
sales@jeangoodmanstates.co.uk



A short path leads from the road and parking spaces to the

Porch

With glazed door, large window to the front and a partly glazed door leading to the

Sitting Room 5.23m (17'2") x 3.51m (11'6")

A light and airy room with large window to the front giving far reaching countryside views, radiator, TV point, a door to the inner hall and further door to the

Open plan family living space 8.2m (26'11") Max x 4.9m (16'1") Max

This is a large area with tiled floor and under floor heating comprising the dining area, kitchen and a snug as follows.

Dining Area

An open space with ample room for a large dining table and a range of fitted wall and floor units to one side and a small bar with work surface and drinks cupboard in one corner. French doors lead to the rear garden and allow views over open countryside. Adjacent to the dining area is the

Kitchen

With window to the rear and a door to the side passage, the kitchen is fitted with an attractive range of wall and floor units with roll edge work surfaces, one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built in LPG gas hob with extractor hood, adjacent double electric oven and space for a small dishwasher. There is also a breakfast bar and space for a fridge freezer.

Snug

Leading directly from the dining area, the snug has windows to both side and rear, the latter overlooking the garden and countryside beyond, and built in cupboards housing the electric meter and consumer unit.

Inner Hall

Leading from the sitting room, the inner hall has access to a large loft with loft ladder, lighting and some boarding, a linen cupboard, radiator and doors to the shower room, WC and bedrooms.

Bedroom One 3.33m (10'11") x 3.04m (10'0")

A double bedroom with two built in double wardrobes, radiator, TV point and window overlooking the rear garden.

Bedroom Two 3.04m (10'0") x 3.03m (9'11")

A second double bedroom with window to the front giving a sunny aspect and radiator.



Bedroom Three 2.57m (8'5") x 2.48m (8'2")

Also with window to the front and a radiator, Bedroom Three has been used as an office and has additional power points and BT telephone point.

Shower Room

With fully tiled floor and walls, the shower room is fitted with recessed lighting, a curved corner shower cubicle, pedestal wash hand basin with mirror and light above, ladder style heated towel rail and WC. An attractive feature is a large fitted mirror to one wall.

Cloakroom

A useful addition being fully tiled with WC and small wall mounted wash hand basin.

Side Passage

This can be accessed from the kitchen and has a polycarbonate roof, doors to front and rear, a door to the garage and an opening to the

Utility Room

With window to the rear, work surface with stainless steel sink unit and cupboard below, the oil fired central heating boiler, space for washing machine and laundry hanging space.

Garage 5.56m (18'3") x 2.52m (8'3")

A single garage with cantilever door and pedestrian door to the side passage, power and light and a water tap.

Outside

The front garden is partly laid to lawn with an area of gravel bed, palms, shrubs and a small vegetable/herb garden in one corner. A second parking space has been created close to the front door and a broad path runs along the front of the building leading to a gated path to the left hand side leading to the rear garden. This has an attractive stone patio with a substantial timber summer house with power and light, external double power point, a slightly raised lawn with flower and shrub beds and a small pergola planted with climbers. The rear boundary is in the form of a "Devon bank" which is planted with seasonal shrubs and flowers. Behind the utility room is an outside tap, a timber shed with electric light and the oil tank.

Agent's note

We are advised that this property was remodelled, extended and refurbished in 2007. The electrical wiring, oil central heating and plumbing were largely replaced at this time.

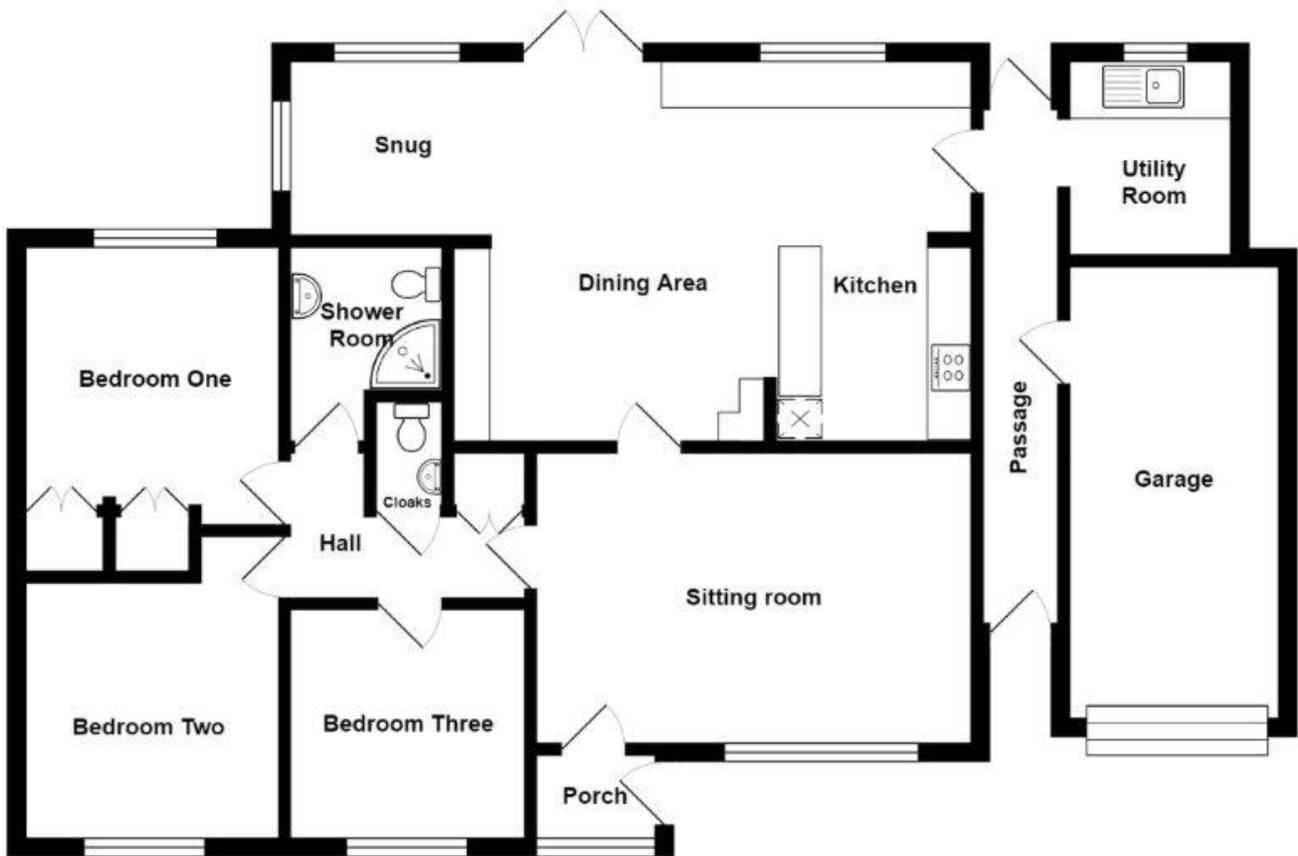
Services

Mains water, drainage and electricity. Central heating is fuelled by oil and cooking on the hob by LPG.

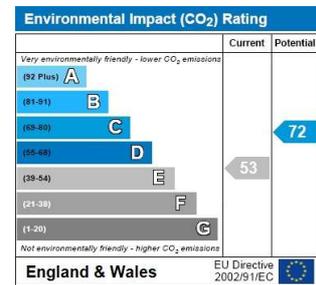
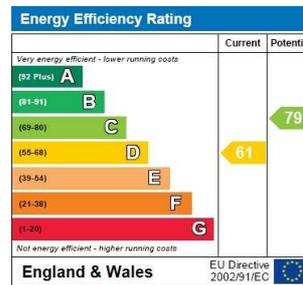
Council Tax

Council Tax band D





Total Area: 122.2 m² ... 1316 ft²



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.