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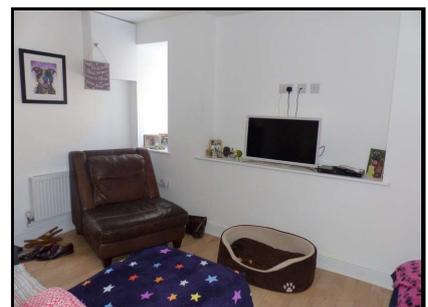
Jean Goodman Ltd



Overdale, Helmers Way
Chillington

Price £210,000

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A charming and well appointed two bedroom barn conversion with two parking spaces and courtyard garden situated in the centre of the popular village of Chillington. An ideal investment property, holiday home or first time buy. The property comprises an open plan living area with contemporary fitted kitchen with integrated appliances, two bedrooms and a bathroom. A small and private courtyard area provides outside seating space and the two parking spaces are immediately adjacent.

The property is situated a few yards from the village pub and a short walk from the shop/post office and bus stop. Chillington also has an excellent medical centre, a bakery, village hall and green and is within one and a half miles of the beach at Torcross. The town of Kingsbridge is just four miles away and Salcombe, Totnes and Dartmouth are within a short drive.

Open Plan Living Space 5.2m (17'1") x 4.15m (13'7")

The comfortable living area has a timber effect laminated floor, well placed shelf for a TV, two electric radiators and narrow windows to two aspects providing ample light through the thick stone walls with stairs leading to the first floor.

The kitchen area is fitted with a matching range of white wall and floor units with contrasting work surfaces, a stainless steel sink with mixer tap, ceramic hob with built in oven below and stainless steel hood over, integrated dishwasher, fridge, freezer and washing machine plus an electric boiler providing domestic hot water.

First Floor Landing

With high ceilings, smoke detector and doors to other rooms.

Bedroom One 3.1m (10'2") x 2.9m (9'6")

A double bedroom with high ceiling extending into the roof space, electric radiator and window with low safety balustrade.

Bedroom Two 4.7m (15'5") Plus Recess x 1.7m (5'7")

With similar high ceiling to Bedroom One, radiator, window with balustrade and a deep alcove, useful for storage.

Bathroom

A fully tiled bathroom fitted with a white suite comprising a panelled bath with shower over and glass shower screen, pedestal wash hand basin with mirror over, WC, electric radiator and extractor fan.

Outside

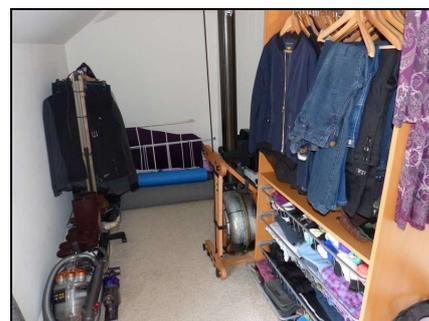
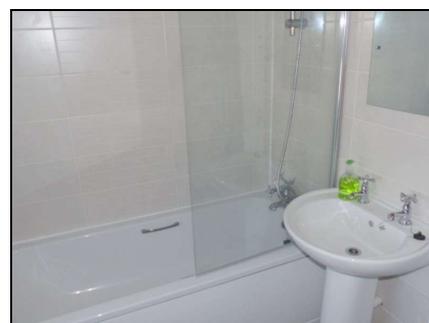
The property is approached via a service road with two parking spaces immediately to the front. At one side is a gated courtyard area laid to gravel and enclosed by high fences and a stone wall.

Services

Mains water, drainage and electricity.

Council Tax currently Band C (South Hams District Council)

EPC Band D



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.