



Chillington

Price £250,000 Freehold

A well presented three bedroom barn conversion with modern fitted kitchen/dining room, two bath/shower rooms, courtyard garden and off road parking for two vehicles. This delightful property would make an excellent family home or, in view of its low maintenance garden, a great second home.

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.



Entrance Hall

With stairs to the first floor, under stairs cupboard, recessed lighting, smoke detector and doors to other rooms.

Cloakroom

Pedestal wash hand basin, WC, electric consumer unit and extractor fan.

Sitting Room 4.49m (14'9") x 3.56m (11'8")

A comfortable living space with recessed window to the rear, TV point, wall lights and under floor heating.

Kitchen/Dining Room 4.42m (14'6") x 3.34m (10'11")

A double aspect room with engineered oak flooring and wall lights to the dining area which has ample space for a dining table and chairs. The kitchen area is fitted with a matching range of white wall and floor units with contrasting work surfaces, ceramic hob with stainless steel hood, one and a half bowl stainless steel sink unit with mixer tap, integrated fridge freezer, dishwasher and washing machine.

First floor landing.

Arrow slit window and wide shelf, smoke detector and doors to other rooms.

Master Bedroom 5.68m (18'8") Max x 3.86m (12'8") Max

Window to the rear, large Velux window, recessed lights, radiator and door to

En Suite

Tiled floor, arrow slit window, wash hand basin with mirror and shaver light, WC and recessed lights.

Bedroom Two 3.48m (11'5") x 2.36m (7'9")

A double bedroom with arrow slit window to the front and radiator.

Bedroom Three 3.57m (11'9") x 2m (6'7")

With arrow slit window to the rear, Velux window and radiator

Family Bathroom

A partly tiled room with obscured window to the front, ceramic tiled floor, bath with tiled surround and central mixer tap, pedestal wash hand basin with mirror and shaver light, WC and ladder style heated towel rail.



Outside

The property is approached by a short service road and immediately to the front are two parking spaces. To the side of this is a small gravelled courtyard garden enclosed by fencing and a high stone wall providing a good level of privacy.

Services

Mains electricity, water and drainage. Electric central heating.

Council Tax

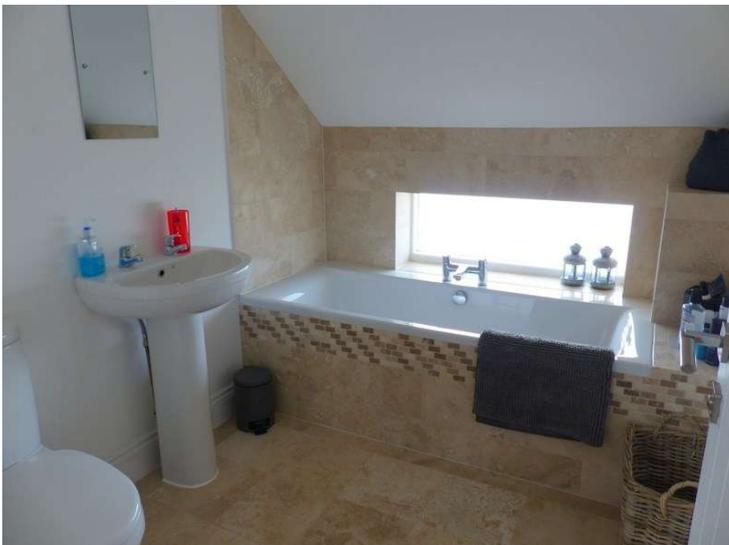
Council Tax Band D (South Hams District Council)

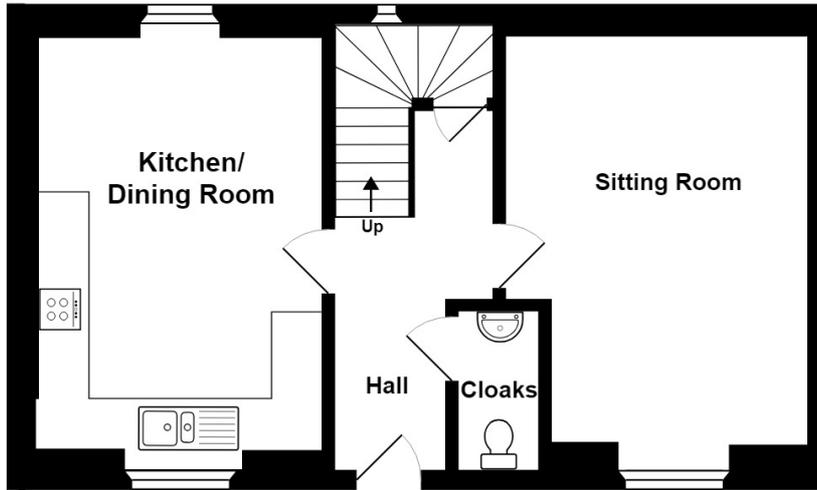
Energy Rating

EPC Band C

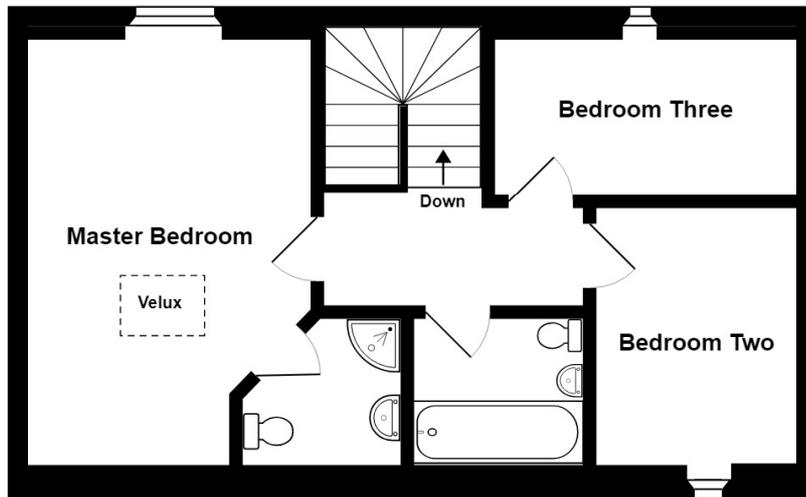
Service Charge

We are informed that there is an annual service payable to Helmers Field (Chillington) Management Company. For 2018 this amounted to £267.65

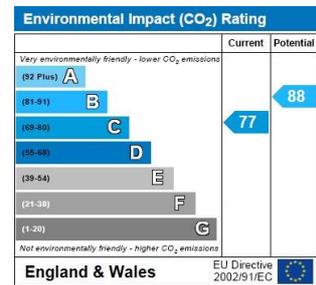
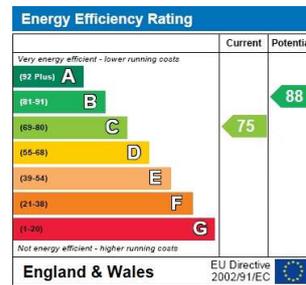




Ground Floor



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.