

jean
goodman

Jean Goodman Ltd



Cotmore Way, Chillington Price £340,000 Freehold

For sale with no chain, this beautifully presented three bedroom property has been imaginatively remodelled and extended to create a light, airy and spacious home with sun terrace which makes the most of its south facing garden and countryside views. The accommodation briefly comprises a sitting room, spacious open plan kitchen/dining room, utility room, ground floor shower room, three bedrooms and bathroom plus an integral garage. This unique property is situated within a short walk from the centre of Chillington.

The village is situated four miles east of Kingsbridge on the A379 and has a shop/post office, excellent health centre, a pub serving good food, several small businesses including a hairdressers, and a regular bus service to Kingsbridge and the sailing and naval town of Dartmouth. The beach at Torcross and the South Devon Coastal Path is just over a mile away.

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The front door leads into an entrance hall with stairs to the first floor, radiator and door to the

Sitting Room

With large window overlooking the front garden, the spacious sitting room has an under stairs cupboard and door leading to the

Open Plan Living Area

The rear of the house has been architect designed and extended to now provide a stunning light and bright living area comprising a beautifully designed kitchen with south facing window overlooking the sun terrace and fitted with a matching range of white, shaker style wall and floor units with timber effect work surfaces, stainless steel sink unit with mixer tap, ceramic hob with extractor hood, eye level electric double oven and separate AEG microwave combination oven and provision for dishwasher and fridge.

Dining Area

Open to the kitchen, the dining area has bi fold doors to the sun terrace, ample space for a family sized dining table, a radiator and is open to the

Sun Room

A largely glazed room with wrap around floor to ceiling windows to the south and west allowing far reaching views over nearby countryside from where to enjoy both sunrises and sunsets.

Utility Room

Fitted with a range of white shaker style units with timber effect work surface to match the kitchen and inset Belfast sink with provision for washing machine and dryer. There is also a radiator, Velux window, extractor fan, door to the garage and stable door to the rear garden and store room housing an oil fired boiler providing central heating and domestic hot water.

Shower Room

A double shower with sliding doors, pedestal wash hand basin set atop a cabinet, WC, heated ladder style towel rail and a Velux window.

First Floor Landing

With airing cupboard and access to the loft.

Bedroom One

A light, spacious double bedroom with radiator and south facing window overlooking the rear garden and with views across the village to countryside beyond.

Bedroom Two

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

Bedroom Three

With radiator and window to the front aspect.



Bathroom

A contemporary fully tiled bathroom with obscured window to the rear, panel bath with Mira electric shower over, WC, wash hand basin, heated ladder style towel rail and wall mounted cupboard with mirror.

Garage

The attached garage has an internal door to the utility room, electric light and power and is ideal for a small car or storage.

Outside

The front of the property offers off street parking for several vehicles and access to the garage and has mature shrub beds and a gate at the side which leads to the south facing rear garden. A sheltered and sunny seating area offers private G&T space and a wide area of decking with extensive country views is ideal for al fresco dining. Several steps lead down to the garden which is mainly laid to lawn with high hedging providing a good level of privacy.

Services

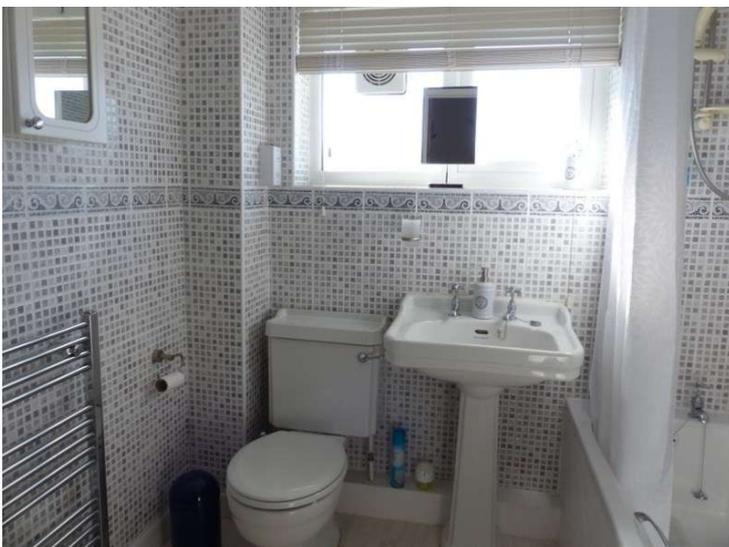
Mains water, drainage and electricity. Oil fired central heating.

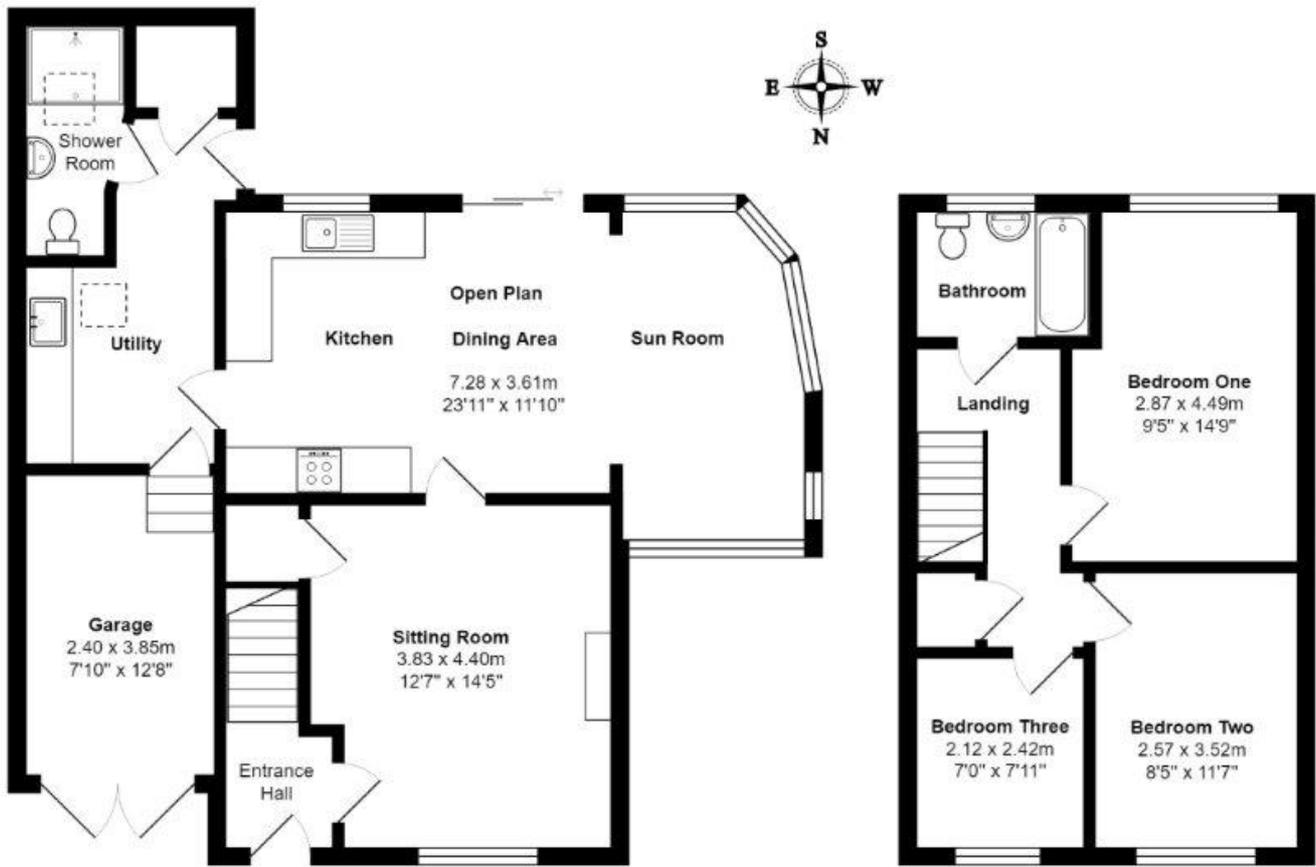
Council Tax

Council Tax Band C (South Hams District Council)

Energy Rating

EPC Band D

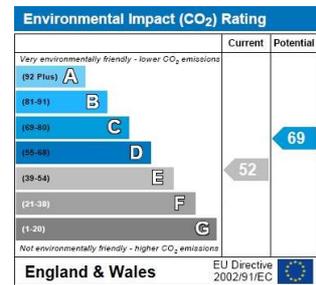
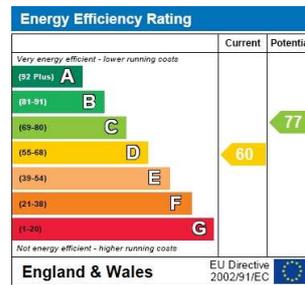




Ground Floor

Total Area: 114.5 m² ... 1232 ft²
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.