



Coombe Meadows, Chillington

Price £335,000 Freehold

A well presented and extended bungalow in a quiet cul de sac a few minutes walk from the village centre with lovely views across an Area of Outstanding Natural Beauty. The property comprises a porch, entrance hall, a spacious open plan area including a sitting room, dining room and kitchen, a master bedroom with en suite shower room, three further bedrooms and a family shower room. It has level gardens to the front and rear, the latter being a private courtyard area. A covered passage separates the bungalow from the garage.

Chillington is a popular village five miles to the east of Kingsbridge on the A379 and one and a half miles from the beach at Torcross. The village has a good shop/Post Office, well run pub serving good food, village hall and green, an excellent health centre and regular bus service connecting it with both Kingsbridge and Dartmouth.



From the front garden a glazed door with window to the side leads into the porch with stone floor and coat hooks. A further window and door lead to the

Entrance Hall

A spacious hall with laminate floor extending to most rooms, airing cupboard housing the hot water tank and doors to bedrooms two, three, the shower room and the

Sitting Room

A bright room with large window to the front giving views across the Area Of Outstanding Natural Beauty on the opposite side of the valley, a contemporary wood burning stove and wide opening to the

Kitchen

Fitted with a matching range of white wall and floor units with display cupboards, contrasting work surfaces with tiled splashbacks, a one and a half bowl stainless steel sink unit, electric hob and double oven below, integrated dishwasher, space for a wide fridge freezer and a large opening to the

Dining Room

Another light room with one feature brick wall, three Velux windows and tilt and turn patio doors opening onto the rear garden. A door leads into an inner lobby, which in turn provides access to bedroom four and the

Master Bedroom

A very spacious double bedroom with a large window overlooking the rear garden, vaulted ceiling with two Velux windows and a door to the

En Suite Shower Room

A partly tiled room featuring a double sized shower cubicle with rainfall shower head, a fitted unit with wash basin, concealed cistern WC and storage, a ladder style heated towel rail and extractor fan.

Bedroom Four

A single bedroom with obscured window to the side aspect and recessed lights. Also ideal for use as a study.

Bedroom Two

A bright double bedroom with views to the front and a built in wardrobe.

Bedroom Three

Another good sized double bedroom with built in wardrobes, niche with display shelving and a Velux window.



Family Shower Room/Utility

A fully tiled room with large shower cubicle with mirror and fitted with a rainfall shower head and built in shelving for shower essentials, a large basin with mixer tap, WC. plumbing for a washing machine, radiator/towel rail and an extractor fan.

Garage

With cantilever door and pedestrian door to the rear, the garage is separated from the bungalow by a covered side passage.

Outside

Parking for two vehicles is immediately in front of the garage and a gently sloping gravel path with gate leads to the level front garden which is enclosed by a picket fence, mostly laid to lawn with shrub and mature tree and an area of raised decking currently used as a play area. To one side, a gated passage leads to the rear garden which is very private and paved with surrounding raised beds containing gravel and shrubs and a small barbecue area on raised decking.

Services

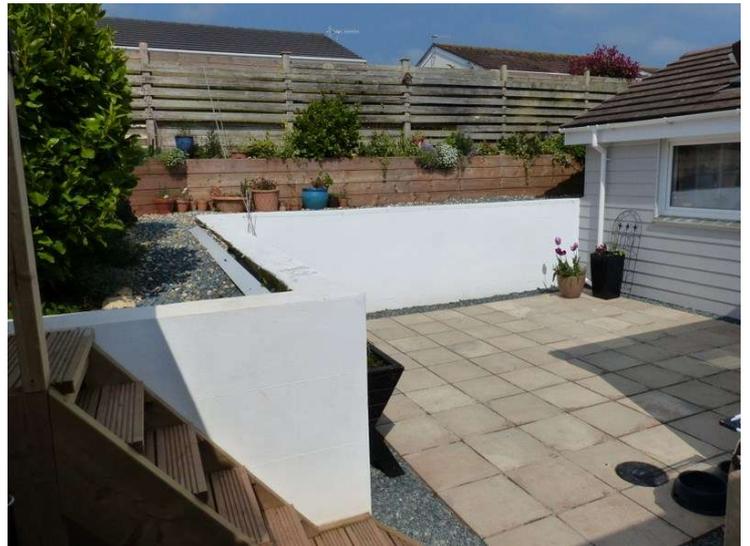
Mains water, drainage and electricity. Heating is by contemporary wall mounted electric radiators throughout.

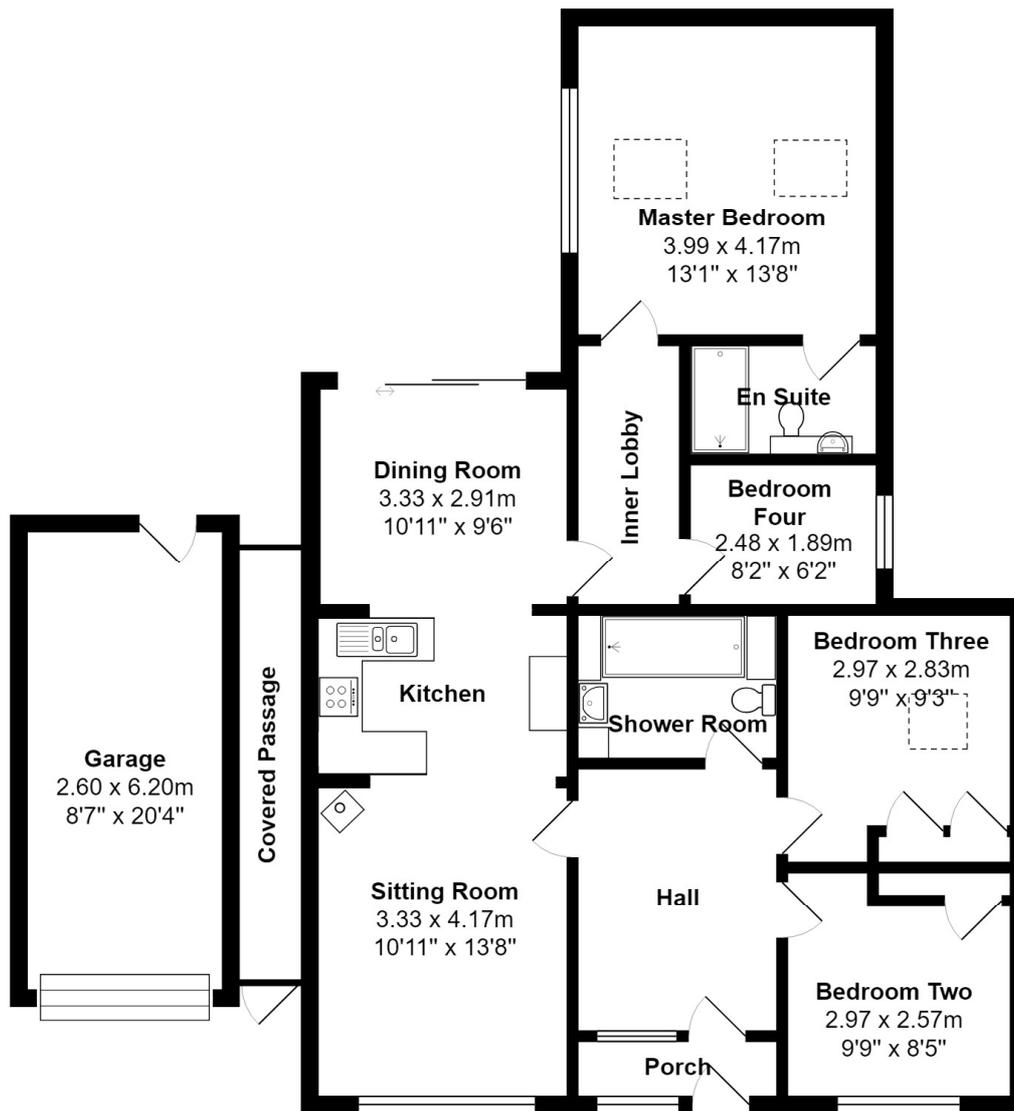
Energy Rating

EPC awaited.

Council Tax

Council Tax Band C South Hams District Council





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.