



**30 Gratton Drive**  
Chillington  
Guide price £325,000

*Freeborns*  
ESTATE AGENTS

Located in Chillington, this charming semi-detached house boasts two modern bathrooms, including a family bathroom and wet room alongside a modern refitted kitchen. The property benefits from driveway parking, a garage and solar panels which help to improve energy efficiency.



# 30 Gratton Drive, Chillington, TQ7 2LT

## ENTRANCE PORCH

Electric radiator, wood flooring, door to integral garage, door to;

## LOUNGE/DINER

Dual aspect room with double glazed windows to front and rear aspects, electric radiators, built-in lower level storage cupboards, built-in book shelving unit, open fireplace, recessed ceiling downlighters, doors to;

## KITCHEN

Double glazed window and door to rear garden, range of modern refitted base and wall mounted units, worksurface, inset single drainer acrylic sink with swan neck mixer tap, inset 'Bosch' four ring electric induction hob, built-in 'Bosch' stainless steel oven, integrated fridge/freezer, integrated 'Bosch' dishwasher, stainless steel sink extractor chimney hood. Breakfast bar, recessed ceiling downlighters. (Refitted approximately 7 years ago.)

## INNER HALLWAY

Staircase to first floor with understairs storage cupboard, door to;

## WET ROOM

Shower area with 'Aqualisa Aquastream' electric shower, vanity unit with wash hand basin and mixer tap, close coupled WC, recessed medicine cupboard, fully tiled walls, tiled floor, extractor fan, chrome heated towel rail, recessed ceiling downlighters.

## FIRST FLOOR LANDING

Loft access hatch, built-in airing cupboard, housing hot water tank, doors to;

## BEDROOM ONE

Double glazed window to front, wall mounted electric radiator.

## BEDROOM TWO

Double glazed window to front, electric radiator, built-in wardrobes with sliding doors, recessed ceiling downlighters.

## BEDROOM THREE

Double glazed window to rear, recessed storage cupboard.

## BATHROOM

Double glazed frosted windows to rear, white suite comprising a panelled bath with Victorian style bath/shower mixer tap and telephone style attachment, pedestal wash hand basin, close coupled WC, wall mounted chrome heated towel rail, tiled floor, part tiled walls, recessed ceiling downlighters.

## INTEGRAL GARAGE

Electric roller shutter door, plumbing for a washing machine.

## REAR GARDEN

Stocked with a range of established shrubs and plants, patio area, side gate access to front of the property.

## FRONT GARDEN

Private driveway leading to the garage, lawned area, pathway to front door.

## EPC:

Awaiting EPC.

## COUNCIL TAX BAND: D

## LOCAL AUTHORITY

South Hams District Council

## CONSUMER PROTECTION FROM UNFAIR TRADING

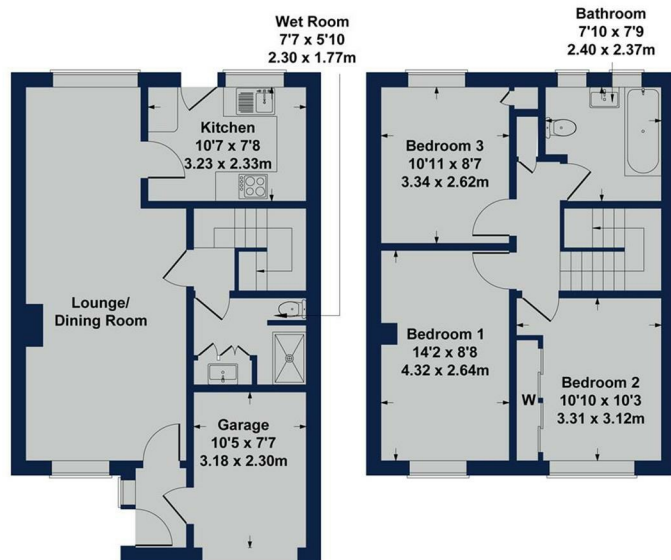
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## SOLAR PANELS

The property benefits from solar panels fitted to the rear roof and provide power for the house but no storage facility or feed in tariff.

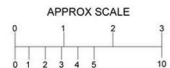
## 30 Gratton Drive, Chillington, TQ7 2LT

Approximate Gross Internal Area  
1012 sq ft - 94 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2025



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