

£349,950

FOR SALE



## 2 Bedroom Bungalow - Chillington

- ❖ 2 Bedrooms
- ❖ Detached
- ❖ Popular Village Location
- ❖ Garage and Driveway
- ❖ South Facing Garden
- ❖ Views
- ❖ Oil Fired Heating
- ❖ Double Glazed
- ❖ Council tax band - C



## 20 Green Park Way - Chillington



### Property Summary:

A spacious 2 bedroom bungalow with parking, garage and a lovely sunny, enclosed garden in a popular village location. With no onward chain, this property is perfect for first time buyers, a rental investment or someone looking to downsize.

### About the Area:

Chillington is a popular village around 5 miles from the market town of Kingsbridge with a post office/general stores and a health centre. The excellent primary schools of Stokenham and West Charleton CofE are minutes away in neighbouring villages. The beach at Torcross is just 5 minutes to the East and for any boat lovers, there is a slipway one mile away at Frogmore. Chillington is also on the bus route towards the pretty town of Dartmouth with some stunning views along the way.

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## The Property

Situated on a quiet road in Chillington is this delightful 2-bedroom split level bungalow .

As you enter, you're welcomed by a light and airy hallway with high ceilings with a handy large storage cupboard for coats and shoes.

To the right is a bright, spacious lounge, filled with natural light from the double patio doors which connects the indoors with the picturesque garden.

The kitchen next door features clean white floor and wall units, creating a bright atmosphere and has a window above the sink which overlooks the garden, perfect for when you are doing the dishes. There is an electric oven with extractor over and space for a washing machine along with room for a dining table for enjoying your meals.

Adjacent to the kitchen is a small porch/utility which currently houses the fridge freezer and provides further access to the garden.

The bungalow boasts two generously sized bedrooms situated at the top of a few steps, both with built in cupboards and with large windows overlooking the front garden.

Also on this level is a well-appointed shower room with a separate WC, both in a modern white suite.

Internal access to the garage is also found on this level which is a large garage, ideal for storage, or could be converted into an additional bedroom (subject to planning permission).

## Outside

Outside, the enclosed south-facing garden is a private retreat. A lush lawn is bordered by mature shrubs, adding a touch of natural beauty. There is a raised patio area outside of the lounge patio doors which is ideal for al fresco dining or simply enjoying the countryside views from the luxury of your own garden.

The front garden is laid to lawn and has a driveway with space for one car. There is plenty of parking along the road in front as well.

The rear garden has side access for ease and the oil tank is situated at the side of the property also.

**Services :** Mains electric, water and sewerage and oil fired central heating.

**Tenure** - Freehold

**Council Tax Band** - C

Broadband speed up to 61Mbps (Ofcom) and some mobile providers have coverage in the area.

This property is of standard construction.

## Directions:

From Kingsbridge take the A379 Dartmouth Road out of town passing through the villages of West and East Charleton then Frogmore. On reaching Chillington take the 4th left-hand turn into Green Park Way and No. 20 will be found up on your right-hand side.

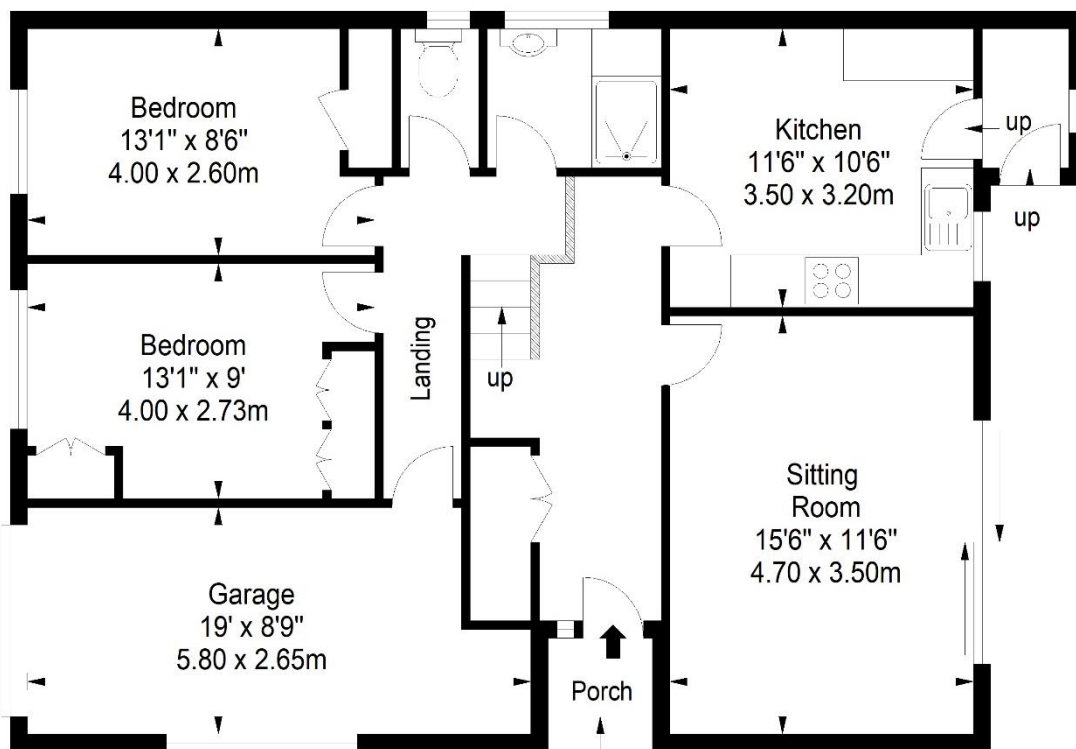
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**COUNCIL:** South Hams District Council. Band C  
**SERVICES:** Mains electricity, water, Oil fired heating


**TENURE:** Freehold  
**EPC RATING:** E



**Ground Floor**

**Approximate Gross Internal Area = 87.98 sqm / 947 sq ft**

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Disclaimer:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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