

£349,950

FOR SALE



## 2 Bedroom Semi-Detached House

- ❖ 2 bedroom semi-detached house
- ❖ Beautifully presented
- ❖ Open plan living/dining space
- ❖ Modern bathroom
- ❖ Modern kitchen
- ❖ Garage
- ❖ Driveway Parking
- ❖ Popular Village location
- ❖ Enclosed Garden



## 7 Home Close, Chillington

### Property Summary:

A two bedroom semi-detached property in the charming village of Chillington. This property benefits from parking, a garage and garden and is situated in a quiet location. A perfect home for all ages, this beautifully presented house will be popular so early viewing is recommended.

### About the Area:

Chillington is a popular village around 5 miles from the market town of Kingsbridge. Chillington has a post office/general stores and a health centre with a pub/restaurant due to open soon. 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.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

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**The Property:**

Welcome to 7 Home Close, a 2 bedroom semi-detached property located within a quiet cul-de-sac which benefits from driveway parking, a garage and an enclosed garden. Beautifully presented with no work required, this property comprises:

A composite front door leads into the entrance porch, perfect for keeping you dry whilst removing wellies after a wet walk. A further door takes you through to the reception room.

The reception room is a bright and airy room with UPVC double glazed windows to the front aspect bringing in plenty of natural light. There is a fireplace with slate hearth and concrete timber effect mantel and a recently fitted woodburning stove creating warmth and coziness on an autumnal day. The floor is oak effect luxury vinyl tile flooring which is continued through into the dining area. There is plenty of space here for a good-sized table and if desired, this could be closed back off to form a third bedroom or an office/snug.

The inner hall leads to the kitchen/breakfast room with a further door to the downstairs bathroom.

The kitchen is a generously sized room fitted with a range of wall and base level units with ample work surface, an integrated single bowl single drainer sink unit beneath a window and tiled splashbacks. There is space for an electric oven, and plumbing for a washing machine or dishwasher. The room offers an area suitable for a family dining table and chairs and there is a UPVC rear door leading to the garden making al fresco entertaining a breeze.

A staircase leads to the first floor and benefits from a large under stairs storage cupboard and an airing cupboard housing the hot water tank.

The downstairs bathroom consists of a white suite of panelled bath with electric shower over, pedestal wash hand basin and low level flush WC. The white tiled splashbacks completes the clean and modern feeling and the room also benefits from a heated towel rail to keep your towels warm.

**First Floor:**

Upstairs, there are two double bedrooms and a handy upstairs WC.

Bedroom one is a large double bedroom with Velux window to the front aspect giving far reaching views across the surrounding area and countryside. The bedroom is carpeted for comfort and offers plenty of space for wardrobes. There is also further storage within the eaves.

Bedroom two is a further double room with Velux window and recessed storage into eaves.

The upstairs WC is a handy addition with a Velux window, low level flush WC, pedestal wash hand basin. There is further storage with a recessed cupboard.

**Outside:**

The front of the property is laid to lawn with established flower beds, and a paved path leads to the front door. A tarmac driveway with parking for one car leads to the single garage.

The garage is spacious with vaulted roofline, up and over door and various power points and a light point. A timber framed door at the back opens onto the rear garden.

The rear garden is enclosed by panelled fencing, and the back door opens onto a paved sun terrace, with the remainder of the garden being mostly laid to lawn with established flower beds and hedgerow. At the back of the garden is a raised decked area, perfect for a table and chairs. There is further access via a gate to the front of the property and the garden also benefits from an outside tap for cleaning up mucky pups or boots after a walk in the nearby countryside.

**Services & Further Information:**

**Tenure:** Freehold

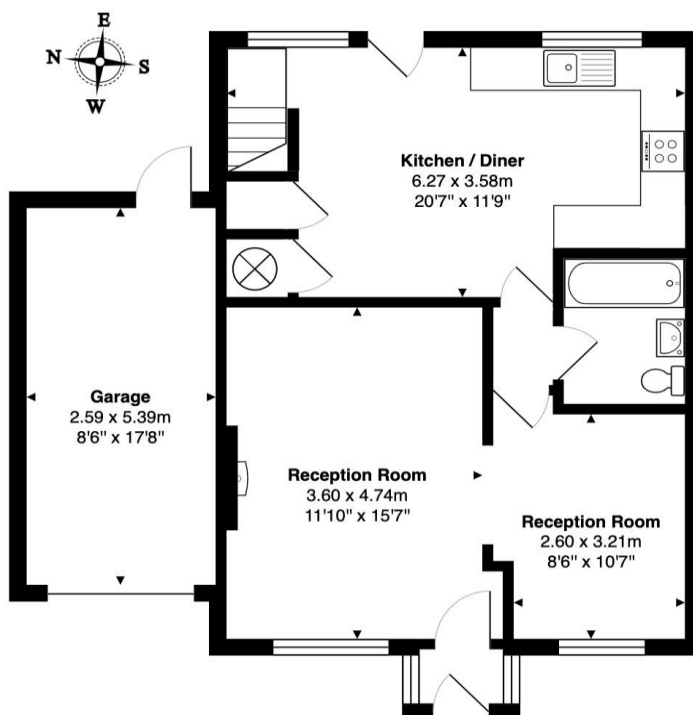
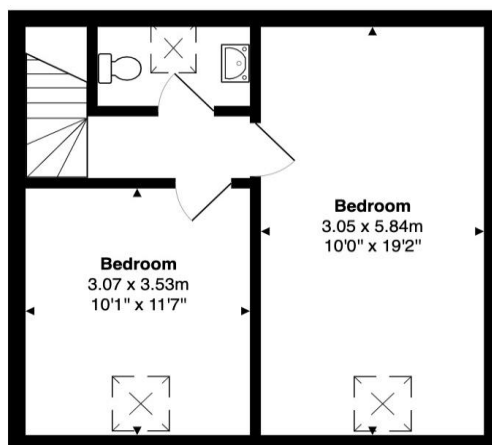
**Services:** Mains electricity and mains water. Electric heating.

**Council Tax:** Band C

**EPC Rating:** D

**Broadband Speeds:** Superfast broadband available with speeds up to 80Mbps (Openreach)

The property is made of standard construction.



Total Area: 105.5 m<sup>2</sup> ... 1136 ft<sup>2</sup>

All measurements are approximate and for display purposes only

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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