

£350,000

FOR SALE



3 Bed Detached Bungalow - Chillington

- ❖ 3 bedroom detached bungalow
- ❖ Popular Village Location
- ❖ Enclosed Southerly Garden
- ❖ Single Garage
- ❖ Parking for 3 cars
- ❖ Countryside views
- ❖ Quiet Cul-de-Sac
- ❖ Solar Panels
- ❖ 3 Double Bedrooms



48 Coombe Meadows, Chillington

Property Summary:

A spacious 3 bedroom bungalow, all on a level, in a quiet cul-de-sac in the popular village of Chillington. With the benefit of a corner plot, 48 Coombe Meadows has a sizeable garden, a garage and off road parking.

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.

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The Property:

48 Coombe Meadows is a 3 bedroom detached bungalow in Chillington. The property benefits from a garage, enclosed garden and lovely countryside views.

Enter the property through the UPVC door into a welcoming and spacious entrance hall, complete with plenty of built in cupboards for coats and boots and loft access for additional storage.

The kitchen comprises of plenty of wall and floor units and has the lovely addition of a built in breakfast bar with stools under. There is a large window bringing in lots of natural light with sink and drainer under. There is a built in oven with extractor over and space and plumbing for a washing machine.

The lounge is a good-sized bright room with a very large window that perfectly frames the countryside views. Overlooking the garden, the lounge is a lovely place to relax and enjoy the peace.

The 3 bedrooms are all good-sized double rooms, two are to the front elevation and the main bedroom to the rear with garden views. One bedroom is currently used as an art room but could equally be used as a bedroom, dining room or snug/office.

The bathroom consists of a white suite and comprises a walk-in shower with electric shower, WC, basin and towel warmer radiator.

Outside:

To the front of the property is a small front garden which is laid to lawn and a couple of steps take you down the front door.

The current owners have made a parking area which is suitable for 2 cars and a further car can park in front of the garage. The garage is a single garage with up and over door, with light and electric points.

The Southerly-facing rear garden is fully enclosed but has access to the side for when returning home with mucky pups. The main area is laid to lawn with pretty flower beds bordering the garden. There is a large garden shed allowing for plenty of storage of garden furniture.

This property would make a perfect home for a family or for someone who needs to have everything on one level.

Services & Further Information:

Tenure: Freehold

Services: Mains electricity and mains water. Electric heating. Solar Panels.

Council Tax: Band D

EPC Rating: F

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

The property is made of standard construction.

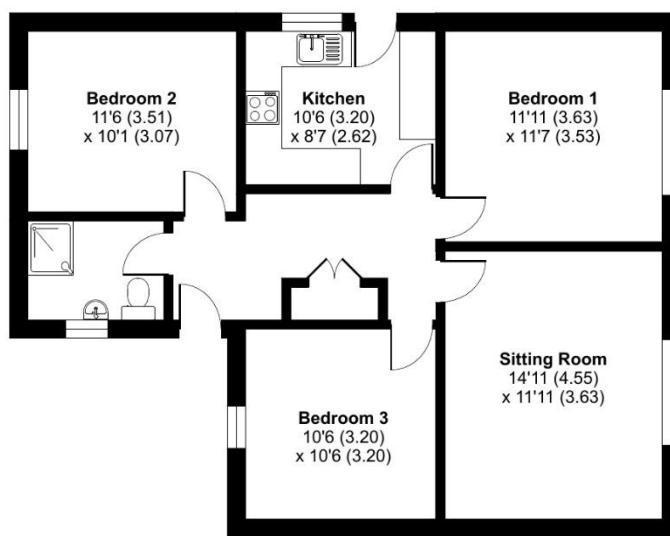
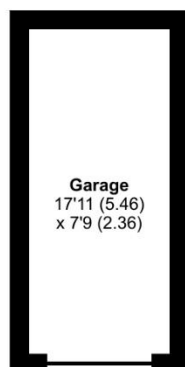
Coombe Meadows, Chillington, Kingsbridge, TQ7

Approximate Area = 813 sq ft / 75.5 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 954 sq ft / 88.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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