



1 Gratton Drive

Chillington, TQ7

Guide Price £365,000

GRATTON DRIVE



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## 1 GRATTON DRIVE

Chillington, Kingsbridge, TQ7 2LT

### Summary:

A well-kept three-bedroom detached home with driveway parking, garage and a fully enclosed garden — an ideal choice for families. Set in a sought-after village location and offered with no onward chain, this property ticks all the key boxes for those looking for a comfortable home in a friendly community.

### The Property:

This well-presented three-bedroom home offers a warm and welcoming feel from the moment you step inside. The entrance hall features wood flooring and leads through to a bright lounge with a bay window to the front elevation, a fireplace surround, and useful understairs storage.

To the rear is a spacious kitchen/diner, also laid with wood flooring. The kitchen is fitted with cream units providing excellent storage, along with a built-in oven and grill at eye level, electric hob with extractor, integrated dishwasher and a wine rack. There is space for an under-counter fridge and plumbing for a washing machine. There is a window overlooking the garden, and French doors open out to an attractive, low-maintenance outdoor space.

The garden is fully enclosed and private, with established shrubs and a patio seating area. A side gate offers access, along with a path to the garage. The garage benefits from power, lighting and an electric up-and-over door, operated by remote control. External water and electric points add practicality to the outside area.

Upstairs, a wide staircase leads to a bright landing with access to all rooms, the loft and a generous built-in storage cupboard. The family bathroom consists of a walk-in shower, WC, basin with storage, towel warmer and an obscured window.







The main bedroom is a good-sized double with two built-in wardrobes and views over the garden. Bedroom two is also a double and includes an airing cupboard, enjoying countryside outlooks towards the hills. Bedroom three is a single room to the front, again with countryside views.

The front of the property features a pleasant garden area with cherry blossom and apple trees and space for seating. The driveway provides parking for two cars. Solar panels are positioned to the front of the property, contributing to improved energy efficiency.

### The Location:

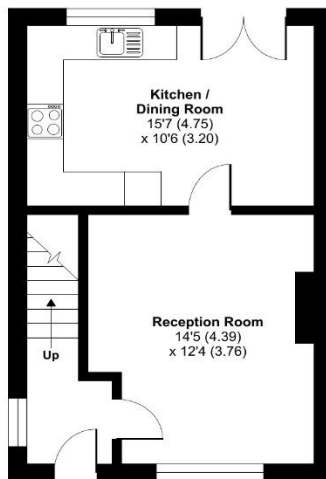
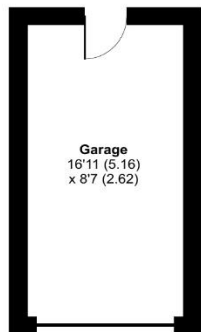
Chillington is a popular village around 5 miles from the market town of Kingsbridge with a post office/general stores and a health centre as well as the popular pub The Bear & Blacksmith. The excellent primary schools of Stokenham and West Charleton CofE are minutes away in neighbouring villages. The beach at Torcross is just 5 minutes to the East and for any boat lovers, there is a slipway one mile away at Frogmore. There are many lovely countryside walks in and around Chillington also with footpaths and some beautiful wooded areas within a few minutes stroll. Chillington is also on the bus route towards the pretty town of Dartmouth with some stunning views along the way.

### Further Information & Services:

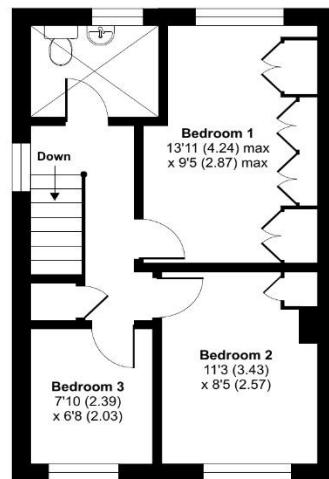
- Tenure:** Freehold
- Services:** Mains electric, water and drainage. Electric heating.
- EPC Rating:** E
- Construction Type:** Standard brick/block.
- Mobile Coverage:** According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.
- Broadband Availability:** Superfast fibre available – check via Ofcom or supplier
- Flood Risk:** According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.
- Planning or Development Issues:** None Known

## Gratton Drive, Chillington, Kingsbridge, TQ7

Approximate Area = 800 sq ft / 74.3 sq m  
Garage = 145 sq ft / 13.5 sq m  
Total = 945 sq ft / 87.8 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Standards Measurement Standards (ISMS) Residential, Published 2019

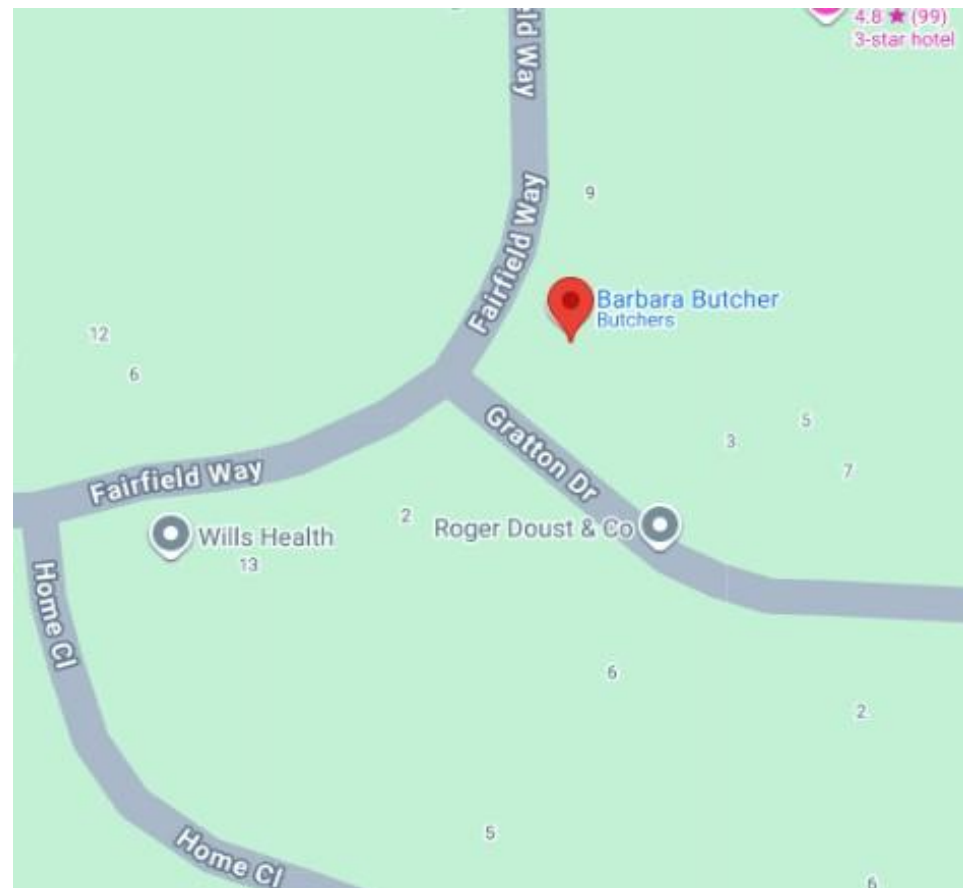


### Disclaimer

*These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.*

*Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.*

*No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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	

**Viewings strictly by appointment only with Kingsbridge Estate Agents.**

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