



39 Green Park Way

Chillington, TQ7

Guide Price £329,000

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## 39 GREEN PARK WAY

Chillington, Kingsbridge, TQ7 2HY

### Summary:

A spacious two-bedroom detached bungalow with countryside views, sunny, enclosed garden, driveway parking and garage. In need of some modernisation, this is a great opportunity in a sought-after location.

### The Property:

A welcoming entrance porch opens into a central hallway, from which all rooms are accessed. To the left, the bright and spacious sitting/dining room enjoys a south-facing picture window, bringing in plenty of natural light and offering far-reaching views across Chillington and the surrounding fields. The room comfortably accommodates both living room furniture and a dining table, making it ideal for everyday living and entertaining alike.

To the rear of the property is a well-proportioned kitchen/breakfast room, fitted with wooden floor and wall units and featuring an electric oven, hob with extractor above, and ample worktop space. There is space and plumbing for a washing machine, and the sink is positioned beneath a window overlooking the garden, creating a pleasant outlook. A door provides direct access to the rear garden.

The accommodation is completed by two generous double bedrooms, one to the front elevation and one to the rear. The bathroom, while dated, is perfectly functional and comprises a bath with shower over, WC and wash basin, with an obscured glass window allowing in natural light.







### Outside:

Outside, the rear garden is mainly laid to lawn with planted borders, complemented by a fenced gravelled area and a patio seating space ideal for outdoor dining. A garden store and shed provide useful additional storage. To the front, the garden is laid to lawn and benefits from driveway parking, along with a single garage currently used for storage.

### The Location:

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 the popular pub/restaurant, 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.

### Further Information & Services:

**Tenure:** Freehold

**Services:** Mains electric, water and drainage. Oil fired central 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:** Planning for contemporary new build properties behind Green Park Way.





## Green Park Way, Chillington, Kingsbridge, TQ7

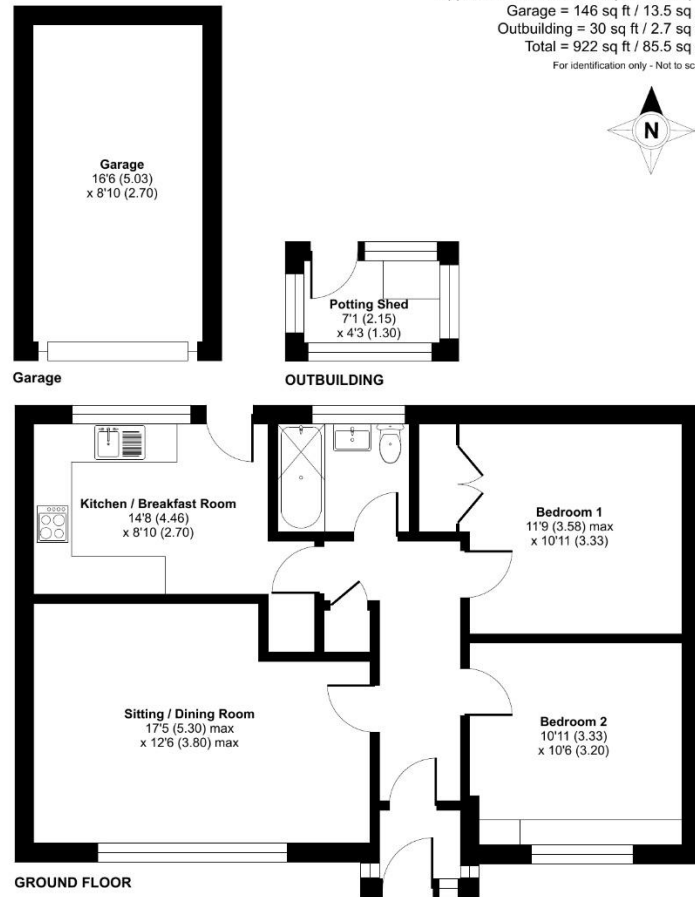
Approximate Area = 746 sq ft / 69.3 sq m

Garage = 146 sq ft / 13.5 sq m

Outbuilding = 30 sq ft / 2.7 sq m

Total = 922 sq ft / 85.5 sq m

For identification only - Not to scale

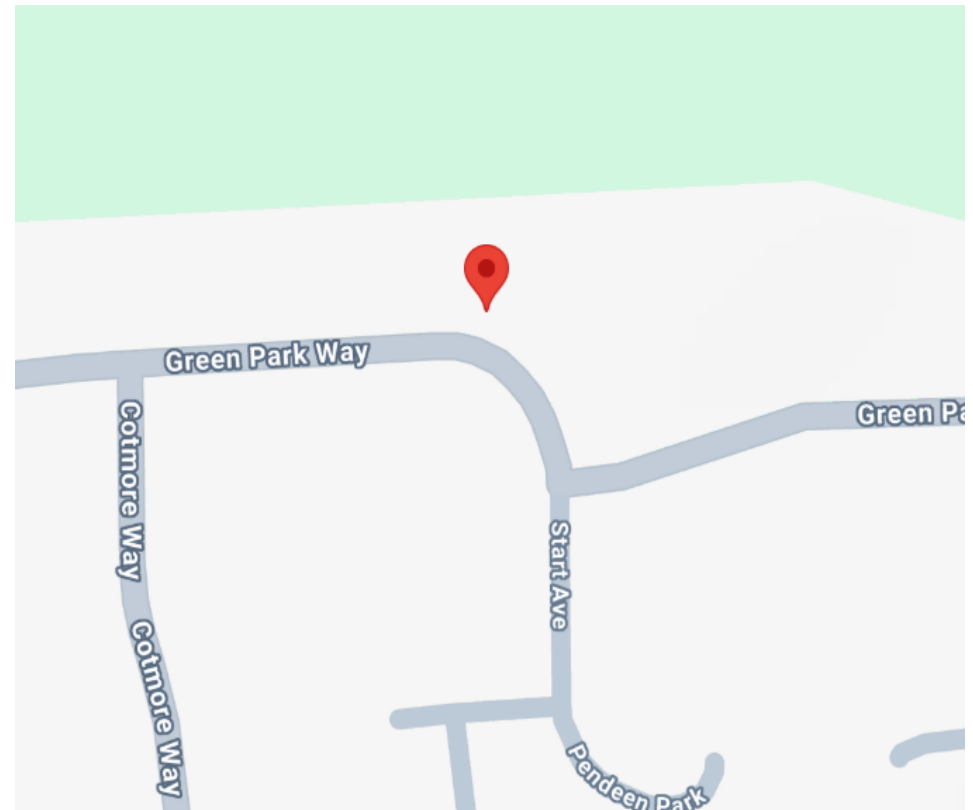


### Disclaimer

*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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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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