



Sherwood



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9 Orchard Way, Chillington, TQ7 2LB

Kingsbridge 5 miles. Dartmouth 11 miles. Totnes 13 miles.

A superb detached bungalow set on a corner plot within the highly desired village of Chillington, close to the amenities and bus stop. Spacious accommodation including two reception rooms and three bedrooms. Driveway parking and gardens.

- Detached Village Bungalow
- Close To Amenities And Bus Stop
- Driveway Parking
- Fitted Kitchen
- Two Reception Rooms And Sun Room
- Three Bedrooms
- Shower Room And En-Suite
- Low-Maintenance Gardens
- Freehold
- Council Tax Band E

Guide Price £450,000

SITUATION

Chillington is a thriving village offering an abundance of community events and local amenities including a Post Office and general store as well as a centrally located health centre and regular buses. There are excellent primary schools in the neighbouring villages of Stokenham and West Charlton. Kingsbridge is situated four miles to the west, at the head of the Salcombe estuary and offers an excellent range of shops and local facilities including a health centre/cottage hospital as well as an outstanding secondary school, and sports centre.

DESCRIPTION

A substantial, detached bungalow set on a corner plot, with spacious and well-presented accommodation.



ACCOMMODATION

Access into an inviting hallway, with access into the kitchen. The kitchen is a lovely, dual aspect room that has been fitted with a comprehensive range of wall and base modern units with space for a dishwasher, washing machine, tumble dryer and fridge freezer. A door leads through to a small sun room and onward access to the garden. The dining room overlooks the front, whilst the sitting room is a generous dual aspect room with feature fireplace. The principle bedroom has the advantage of a dressing area and an en-suite bathroom fitted with a bath, bidet, WC and pedestal wash hand basin. There are two further bedrooms and a family shower room.

OUTSIDE

The gardens nicely wrap around the property, with lawn areas, patio, mature shrub planting and hedges. There is driveway parking to the front for two cars.

SERVICES

Mains water, drainage and electric. Cylinder gas, LPG heating
Super fast broadband is available at this location.
Full mobile coverage via Three, EE, Vodafone and O2 are available at the property.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

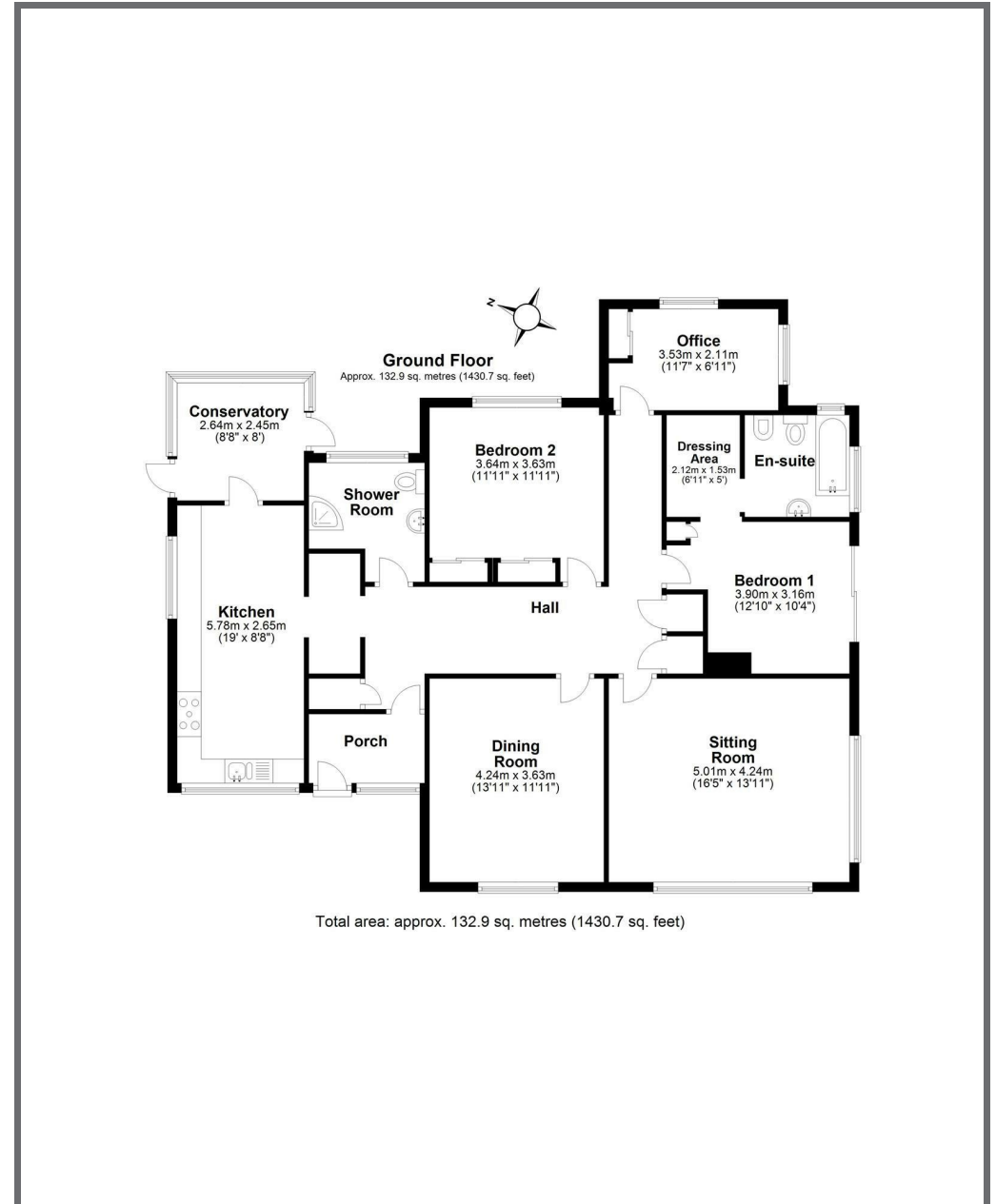
From Kingsbridge follow the A379 out to Chillington. Once in the middle of the village just past the village shop take a right hand turn onto Orchard Way and number 9 will be found immediately on your left.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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