



23, Helmers Way



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Chillington, Kingsbridge, TQ7 2EZ

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

A superbly, spacious, modern, detached village home that is well-presented throughout offering two reception rooms, five bedrooms (two with en-suites) a study, enclosed gardens and ample parking.

- Spacious Detached Home
- Within Walking Distance Of Amenities & Bus Stop
- Five Bedrooms Plus Study
- Garden & Driveway Parking
- Freehold
- Village Location
- Two Reception Rooms
- Two En-Suites, Family Bathroom & Shower Room
- No Onward Chain
- Council Tax Band F

Guide Price £495,000

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, hairdresser, dog groomers and a fabulous village pub The Bear and Blacksmith as well as on the bus route towards Kingsbridge, Dartmouth and beyond. 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 independent shops, supermarkets and local facilities including a health centre/cottage hospital as well as a secondary school, and sports centre.

DESCRIPTION

A spacious, modern, detached property set within a private cul-de-sac location within the highly desired village of Chillington, with easy walking distance of the amenities and bus stop.



ACCOMMODATION

The deceptively spacious interiors are very well presented throughout, offering lots of natural light and a flexible layout; viewing is highly recommended to fully appreciate all that is on offer.

Access into the hallway, with tiled floor and stairs to the first floor.

Cloakroom/WC. Study with built in cupboard, housing meters.

Dining room overlooking the front aspect. Sitting room with French doors to the garden, wood burning stove. Kitchen breakfast room, fitted with a comprehensive range of oak fronted wall and base units with integrated appliances including a double electric oven, hob with extractor over, fridge freezer, dishwasher and washing machine, door to the garden.

On the first floor there is a fabulous master bedroom with dressing room and en-suite shower room. There are two further bedrooms, one of which has the benefit of an en-suite shower room along with a beautifully finished family bathroom.

On the second floor there are two further bedrooms and a shower room.

OUTSIDE

To the front of the property there is ample driveway parking, edged by a beautifully planted border and low wall.

The garden to the rear is level, mainly laid to lawn, with a full width patio and a most useful large shed. The property has gated side access.

SERVICES

Mains water, electric and drainage. Solar panels with battery.

Communal grounds maintained by Remus Management with annual maintenance of £374 pa

Superfast broadband is available at this location along with EE, O2 and Vodafone are likely. (OffCom)

TENURE

Freehold

LOCAL AUTHORITY

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

DIRECTIONS

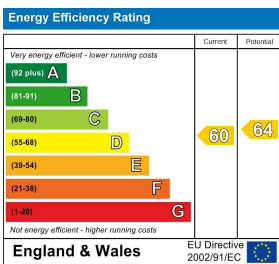
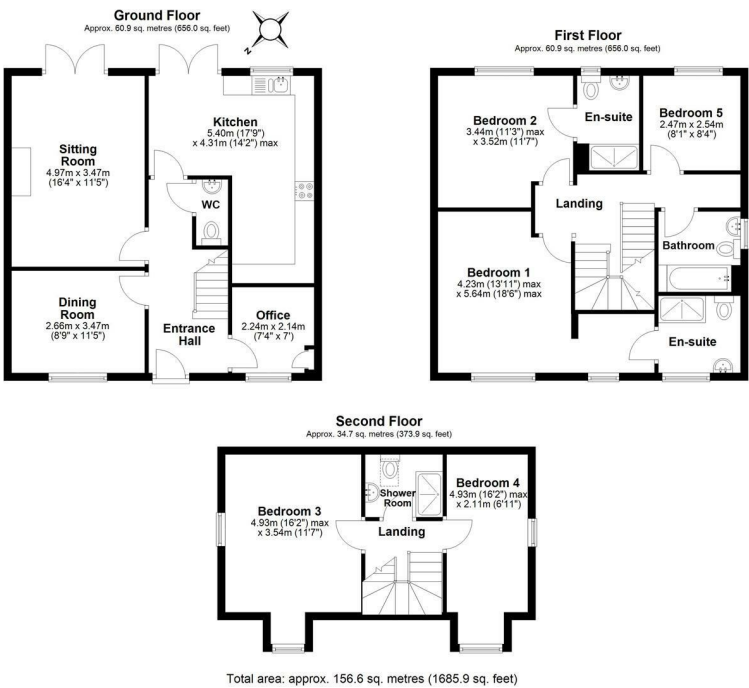
From Kingsbridge, take the A379 coastal road towards Dartmouth. After around 4 miles, enter Chillington and after The Bear And Blacksmith pub on your right turn right into Helmers Way. The property can be found at the bottom with a turning into a small cul-de-sac on the left hand side providing access to the parking.

VIEWING ARRANGMENTS

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.



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