



1 Gratton Drive
Chillington, Kingsbridge, Devon TQ7 2LT

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





1 Gratton Drive, Chillington, Kingsbridge, Devon TQ7 2LT

This charming detached property is in the picturesque village of Chillington, which is only a couple of miles drive from the beach at Torcross. This bright and spacious property offers a comfortable and inviting living space, perfect for a growing family or those looking to downsize.

Inside the accommodation comprises entrance hall with stairs to the first floor, sitting room with bay window overlooking the front garden, log effect fan heater in the hearth and under stair storage. The well-appointed kitchen/dining room is to the rear and has glazed doors opening to the garden. There are plenty of fitted units with integrated appliances and ample space for a dining table and chairs.

Upstairs are two double bedrooms, one with built-in wardrobes and one single bedroom, a store cupboard on the landing and a bathroom.

To the rear, you'll find a lovely private, walled patio garden area ideal for enjoying the outdoors on sunny days, with raised bed borders full of established plants, flowers and shrubs. To the front is a lawned garden with mature trees and central path with steps up to the front door which continues around the side of the property to a wrought iron gate giving access into the garden.

The property also benefits from driveway parking and a garage with remote controlled door, providing convenience and security for your vehicles.

Situated in a quiet and peaceful neighbourhood, this home offers a tranquil retreat away from the hustle and bustle of daily life. Don't miss the opportunity to make this homely property your own. Contact us today to arrange a viewing.

The village of Chillington has its own amenities including a village hall, playing fields with children's play area, community orchard, post office/general store, hair/beauty salon, health centre and a lovely pub. There is a primary school in the neighbouring village of Stokenham which is rated outstanding by Ofsted and fine parish churches in Stokenham and Sherford. The village is conveniently placed for easy access to Start Bay, Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves, spectacular rugged cliffs and headlands all linked by the South West Coast path.

KEY FEATURES

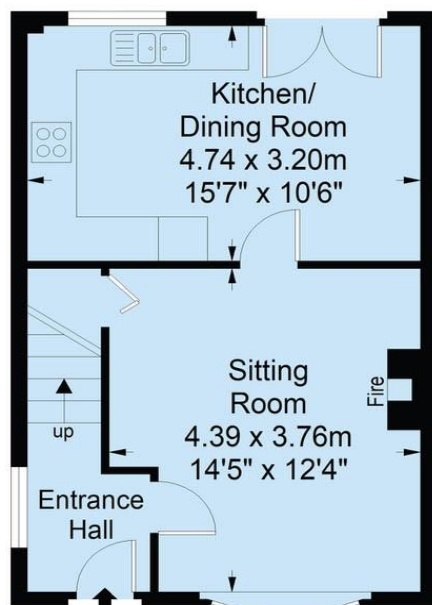
- Nicely presented detached property
- Well-tended private walled patio garden
- Garage with electric remote-controlled door, driveway parking
- Peaceful village location, close to amenities and the beach

BEDS 3 | BATHS 1 | RECEPTS 1 | EPC - E | COUNCIL TAX - D | TENURE - Freehold

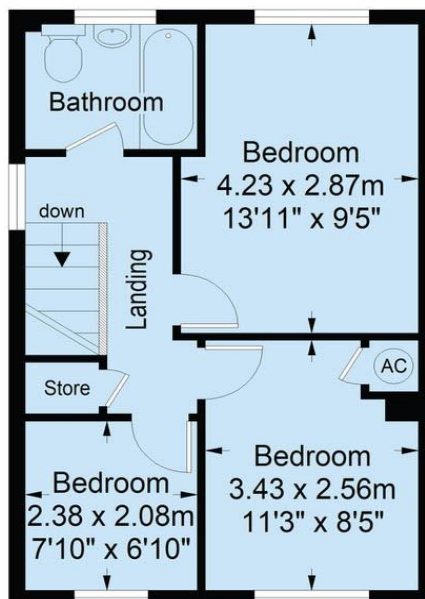
SERVICES – Mains electricity, water and drainage. Solar panels. Double glazed windows throughout with security locks. Re-insulated, re-pointed and painted 2023.



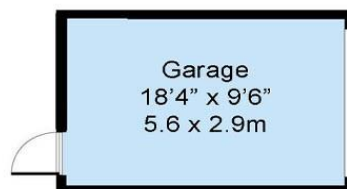
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



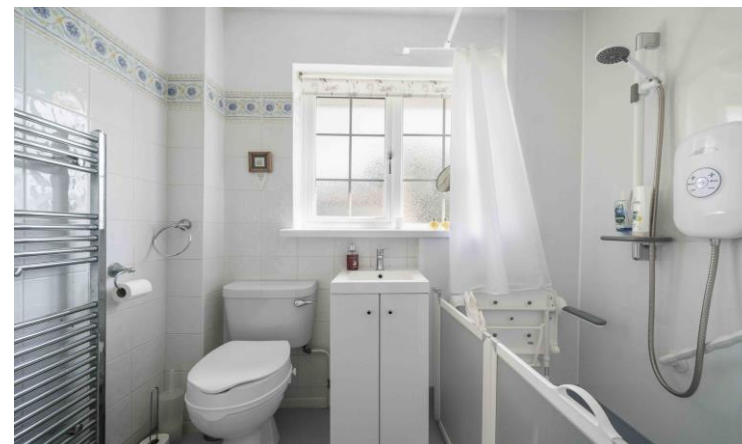
Ground Floor



First Floor



*Total area 74.41 Sq.m
(801 Sq.ft) Approx.
Not Including Garage*



DIRECTIONS

what3words - tentacles.derailed.pioneered
From Kingsbridge take the A379 and continue through a series of villages. On reaching Chillington continue through the village, past the post office/store on the left-hand side. Take the next turning right into Fairfield Road, bearing left into Gratton Drive where the property will be found immediately on the left.

VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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