



**2 Sunnyside, Chillington**  
Kingsbridge, Devon TQ7 2JY

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS









## 2 Sunnyside, Chillington, Kingsbridge, Devon TQ7 2JY

Located in a tucked away position off the main road through the village of Chillington is this charming Grade II listed semi-detached cottage, which exudes a homely and inviting atmosphere, with period features adding to its character and charm. Its well-maintained interiors are stylish and sophisticated, offering a comfortable living environment.

On the ground floor the property comprises, a modern, well-equipped kitchen/dining room with clean white units, integrated appliances, skylight and double doors that open onto the garden. Sitting room with inset log burner and window seat, and a well-appointed, fully tiled shower room. Upstairs there's one double and one single bedroom.

To the rear is the private, low maintenance tiered garden bound on all sides by stone walling. The first level is covered in shingle interspersed with pretty plants. The top level is a lovely patio with pergola, making this an ideal place for al-fresco dining or simply relaxing and enjoying the countryside views.

Additionally, the property also comes with a home office/studio.

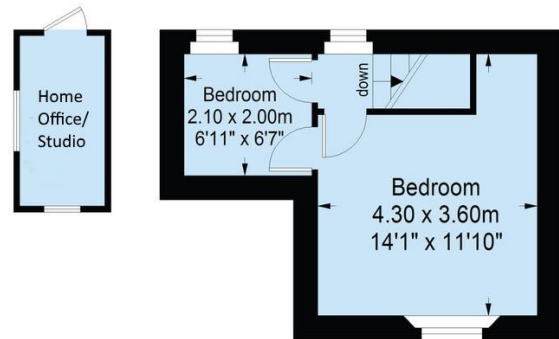
This property provides a peaceful retreat while remaining conveniently located for local amenities and transport links and is less than 10 minutes from the beach at Torcross. The village of Chillington has its own amenities including a village hall, playing fields with children's play area, community orchard, post office/general store, hair/beauty salon, health centre and 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

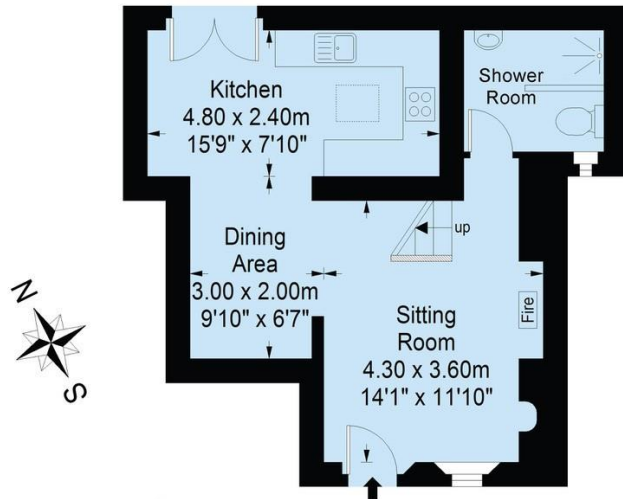
- Charming Grade II listed semi-detached cottage
- Beautifully presented with character features
- Flagstone flooring, window seats, exposed beams
- Modern fitted kitchen and shower room
- Sitting room with inset log burner
- Pretty, low maintenance tiered rear garden
- Patio at top of garden with pergola
- Home office/studio
- Allocated parking space

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC - G | COUNCIL TAX - B | TENURE - Freehold

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



First Floor



Ground Floor

Total area 60.85 Sq.m  
(655 Sq.ft) Approx.

## DIRECTIONS

### What3words

### calms.masses.ramps

From Kingsbridge take the A379 Dartmouth Road out of town passing through the villages of West and East Charleton then Frogmore. On reaching Chillington continue through the village passing the village shop and Chillington House B&B, the property is tucked away down a short drive on your left-hand side just before you head out of the village.

## SERVICES

Mains electricity, water and drainage. Underfloor heating downstairs. Electric radiators upstairs. Mains powered smoke alarms. Log burner.

## 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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