

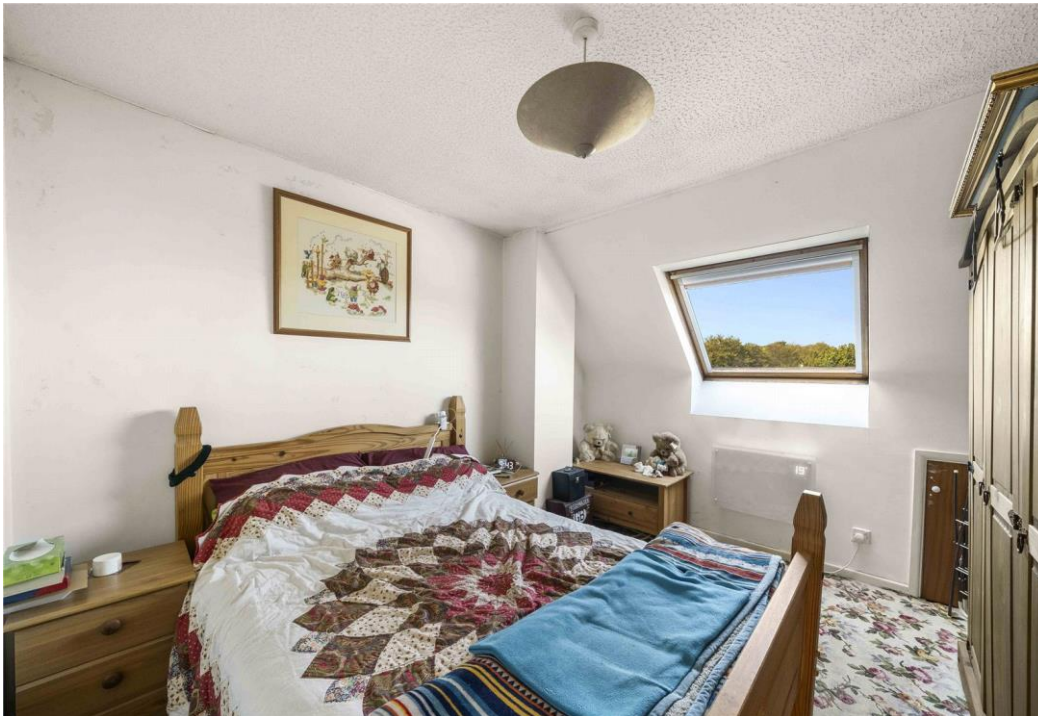


5 Home Close
Chillington, Kingsbridge, Devon TQ7 2LU

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





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The entrance porch opens to the sitting room which has a window to the front and inset log burner on a slate hearth. Off the hall is a spacious kitchen/dining room which overlooks the garden, it has plenty of fitted units, stairs to the first floor with storage below and a door giving access to the rear garden and the utility room. Completing the ground floor is bedroom 3 and a well-appointed bathroom with shower above the bath. Upstairs there are 2 bright double bedrooms having part sloping ceilings with skylights, under eaves storage and a cloakroom.

To the front is a level lawned garden with planted shrubs, to one side is a tarmac drive with parking for 2 cars in front of the attached single garage, adjacent to the garage are double timber gates which give access to the rear garden where there is hard standing for a caravan/boat.

The large rear garden is extremely private; it has a lovely patio seating area bound by a low stone wall which is perfect for entertaining. There's a couple of steps up to the lawn garden which has numerous well-established plants, shrubs and trees around the boarder. To the rear is a good size pond which has a timber frame over it, a garden shed and further steps up to a second paved seating area.

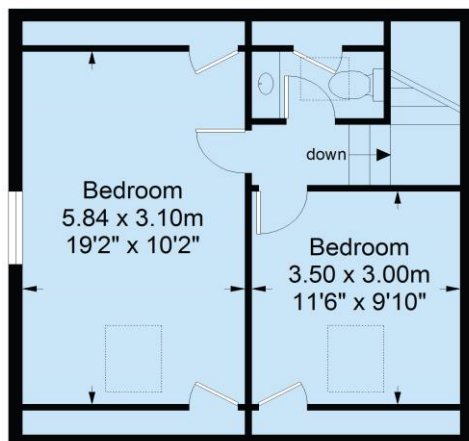
The village of Chillington has its own amenities including a village hall, playing fields with children's play area, community orchard, post office/general store, hair/beauty salon and health centre. There is a primary school in the neighbouring village of Stokenham which is rated outstanding by Ofsted 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, detached property
- Quiet cul-de-sac location
- Large established garden with pond, shed and 2 patio seating areas
- Garage, driveway parking and hard standing parking
- In need of some modernisation
- Short walk to the village amenities
- Only 2.5 mile drive to the beach at Torcross

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

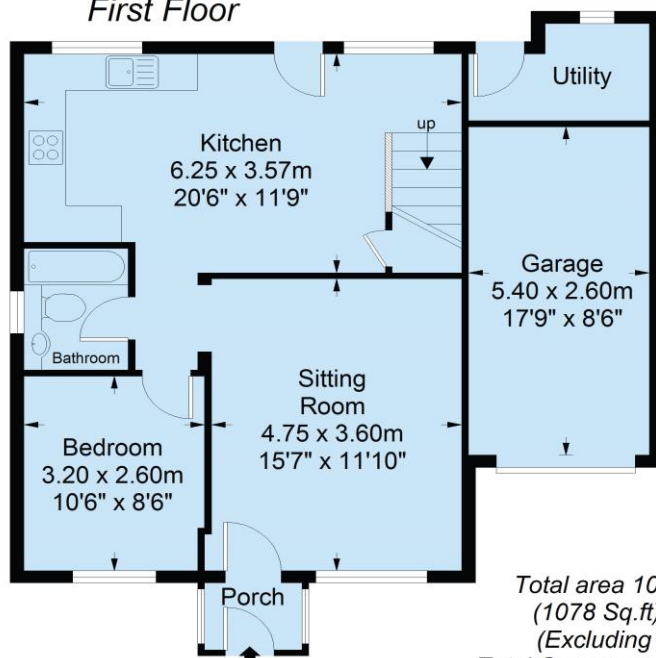
SERVICES - Mains electricity, water and drainage. Electric heating. Log burner.



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



First Floor



Ground Floor

*Total area 100.15 Sq.m
(1078 Sq.ft) Approx.
(Excluding Garage)
Total Garage area 14.03 Sq.m
(151 Sq.ft) Approx.*



DIRECTIONS - What3words - disgraced.curable.prosper
From Kingsbridge take the A379 Dartmouth Road, pass through East and West Charleton and Frogmore. On entering Chillington continue on past the Bear and Blacksmith Pub, and the Post Office/store then take the next right turn into Fairfield Way, then the second left into Home Close where No.5 will be found on the left-hand side.

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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