



**46 Green Park Way**  
Chillington, Kingsbridge, Devon TQ7 2HY

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS





## 46 Green Park Way

Chillington, Kingsbridge, Devon, TQ7 2HY

This is a delightful, well-presented detached bungalow situated in the popular village of Chillington. Boasting two double bedrooms, two reception rooms, a shower room and a fantastic kitchen/diner this charming property is bright and inviting with a stylish and comfortable interior. The spacious living areas are well-lit and perfect for relaxing or entertaining guests.

Step outside to the lovely garden and patio area, offering a beautiful, tranquil setting, ideal for relaxing or al fresco dining. The central lawn is bound on all sides by well established bushes, trees and shrubs with a good size pond and timber shed at the far end.

To the front you have the convenience of off-street parking and an integral garage, providing ample parking and storage space.

This property offers a peaceful and homely retreat. ideal for those seeking a quiet and comfortable lifestyle in a picturesque village setting.

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, pub, 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

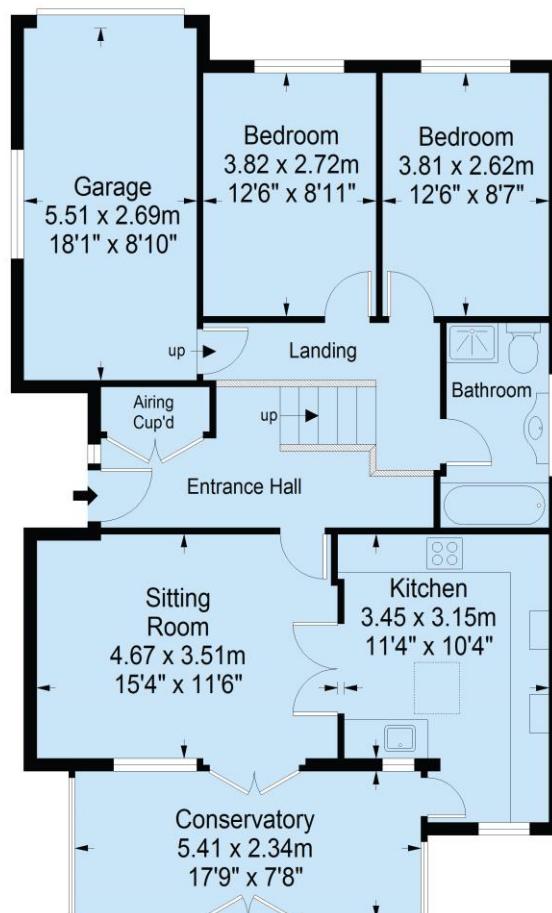
- Well-presented detached bungalow
- Spacious accommodation
- Integral garage and driveway parking
- Beautifully maintained garden with patio and pond
- Popular village location

**BEDS** 2 | **BATHS** 1 | **RECEPS** 2 | **EPC** - D | **COUNCIL TAX** - D | **TENURE** - Freehold

**SERVICES** - Mains electricity, water and drainage. Oil fired central heating.

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

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



Total area 85.84 Sq.m  
(924 Sq.ft) Approx.  
Total Garage area 14.86 Sq.m  
(160 Sq.ft) Approx.



#### DIRECTIONS

what3words - looks.pinging.etchings

From Kingsbridge head out of town on the A379 Dartmouth coast road. Proceed through West then East Charleton then Frogmore, after about 5 miles you will reach Chillington. Continue past the turning on your left for Green Park Way and instead turn left up Coleridge Lane (just after the village shop), then take the first left turning into Green Park Way and you will find No. 46 on your left-hand side.

#### 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.

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS