



Luscombe  
Maye Since 1873  
For Sale  
01548 857474  
luscombemaye.com

# Cotmore Close, Chillington, Kingsbridge, TQ7 2JN

Guide Price £335,000

3 2 1



## SITUATION & DESCRIPTION

Situated in a quiet cul-de-sac, in the popular countryside village of Chillington, this delightfully property comprises, entrance porch leading into a light and bright living room enjoying views over the front garden and countryside beyond. This room in turn leads to a large modern and spacious open plan kitchen dining room. The kitchen has a range of floor and wall mounted units, intergrated oven and hob and space for a fridge/freezer, washing machine and dishwasher. This room also has a built in pantry and large cupboard providing ample storage. There is also access to the pretty rear garden.

The ground floor also benefits from a double bedroom which overlooks the front garden. Also on this level is a family bathroom comprising bath with electric shower over, wc, hand basin and towel rail.

Stairs from the dining area lead up to two further well proportioned double bedrooms the master having fitted wardrobes. On this level there is a shower room comprising a walk-in electric shower, wc, and hand basin. There is also a large airing cupboard and towel rail.

Outside the property the front garden is mainly laid to lawn. There is a single garage with up and over door and driveway with off road parking for one vehicle. The enclosed rear garden has a large patio area perfect for al fresco dining, steps from here lead up to a sunny, laid to lawn area with mature shrubs. There is also a door providing access to the garage which has electricity and storage shelving.

The property benefits from economical night storage and electric heaters.

Chillington is a picturesque village which lies between the villages of Frogmore and Stokenham. It offers a thriving community and has a village hall with playing fields and children's play area. A post office and shop and health centre. There are excellent primary schools at both Stokenham and nearby West Charleston.



14 Cotmore Close, Chillington, Kingsbridge, TQ7 2JN

Approximate Gross Internal Floor Area = 93.9 sq m / 1011 sq ft

Garage Area = 12.0 sq m / 129 sq ft

Total Area = 105.9 sq m / 1140 sq ft

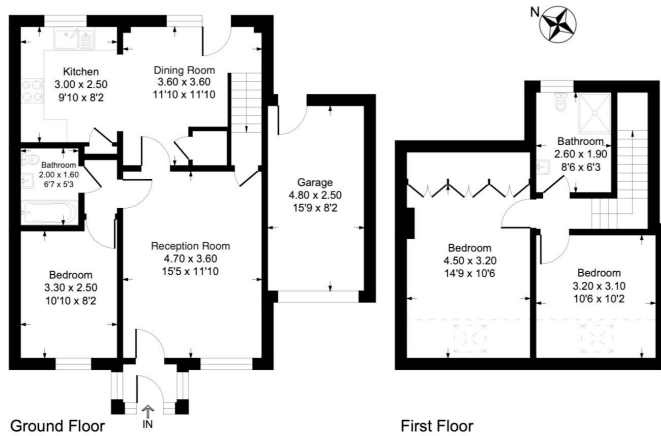
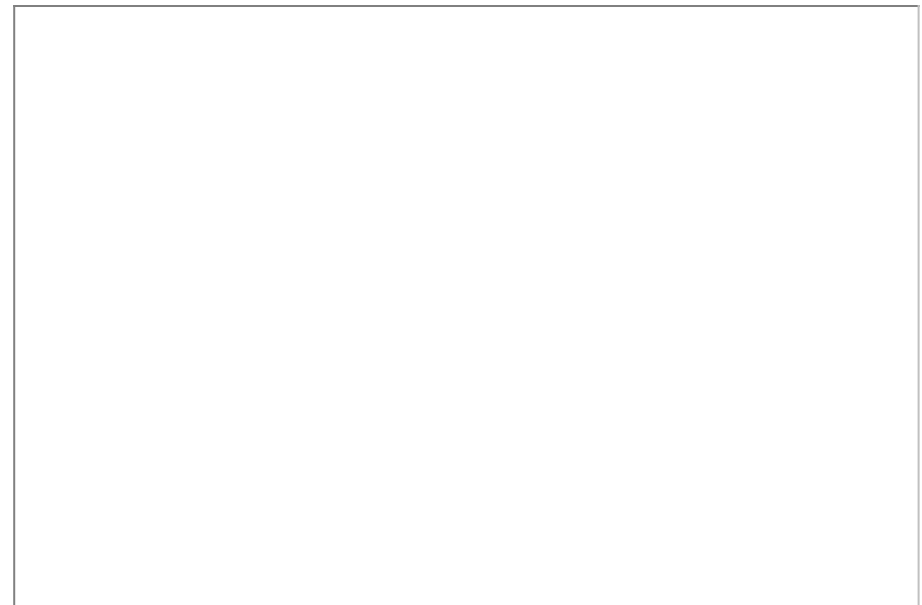


Illustration for identification purposes only, measurements are approximate, not to scale.

- Beautifully Presented
- Three Bedrooms
- Off Road Parking
- Secure Rear Garden
- Spacious Accommodation
- Village Location
- Light and Bright
- Single Garage
- Nearby Countryside Walks
- Short Drive to the Coast



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



**Kingsbridge:**  
62 Fore Street, Kingsbridge TQ7 1PP  
01548 857474  
kingsbridge@luscombemaye.com  
[www.luscombemaye.com](http://www.luscombemaye.com)