



Luscombe Maye

Since 1873



# Fairfield Way, Chillington

£625,000

4 3 2





Nestled in a quiet residential area of Chillington, Morcum is a charming family sized home having opportunity for a self-contained living area with its own access.

The ground floor features a practical layout, with a convenient downstairs WC and utility room. The light filled kitchen/dining room is the heart of the home, providing a welcoming space with Aga and picture window framing the beautiful garden. A seamless flow between living spaces leads you into the cosy living room, having an open fire and French doors leading into the rear garden.

Completing the ground floor accommodation is a conservatory and a versatile fourth bedroom with an adjoining wet room.

This space can be transformed into an additional reception room or self-contained living area; There is good opportunity for conversion into the garage to further expand this living space.

Stairs lead you up to the first floor where you'll discover three double bedrooms, each boasting delightful views over the rear garden.

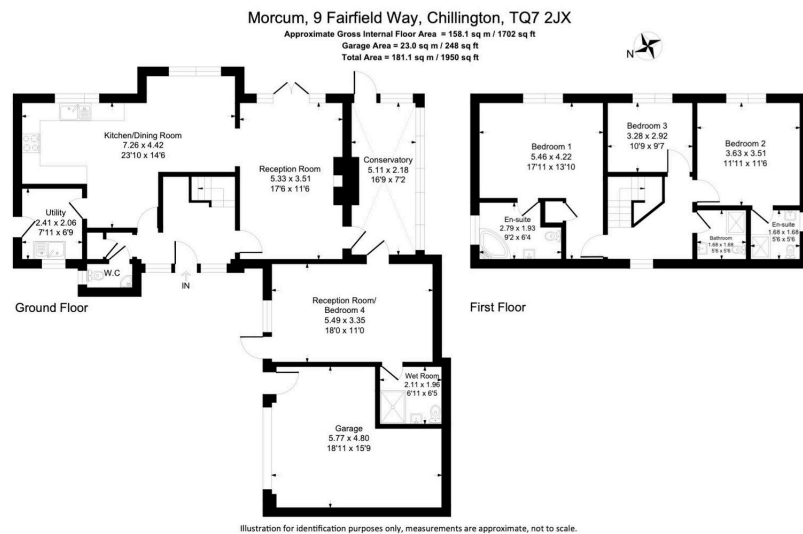
Bedrooms one and two feature an en-suite, with bedroom one having a particularly large en-suite bathroom. On this level there is also the use of a family bathroom.

Outside you will find a large driveway with easy parking for several vehicles and a garage. At the rear of the property is a pretty enclosed garden which is mainly laid to lawn with mature shrubs and pretty flowers bordering the plot, making this a haven for wildlife.

Chillington is a well-situated village along the A379 between Kingsbridge and Dartmouth. The village benefits from a range of amenities including a village shop and post office, health centre, village hall, highly-rated public house and has a number of bus stops. Chillington lies within a five-minute drive of the beautiful 2 mile stretch of beach at Torcross and is only a short drive from the market town of Kingsbridge.

## FURTHER INFORMATION





- Detached Family sized home
- Three double bedrooms
- Convenient & practical layout
- Downstairs WC & utility
- Three bathrooms
- Beautiful rear garden
- Driveway parking
- Garage
- Opportunity for self-contained living space
- Popular residential location



Address: Morcum, Chillington, KINGSBRIDGE, TQ7 2JX  
RRN: 2134-6723-4300-0612-9206

### Energy Rating

Most energy efficient - lower running costs

CURRENT POTENTIAL



73

59

Not energy efficient - higher running costs

England & Wales

EU Directive  
2002/91/EC

