



Luscombe Maye
Since 1873

Gratton Drive, Chillington

Guide Price £325,000

3 2 1



This semi-detached home offers modern comfort and village tranquillity, making it suitable for families and professionals seeking a peaceful lifestyle. The property features a landscaped front garden with a manicured lawn and shrubs, enhancing its kerb appeal. The exterior is finished in light green and white hues with stone cladding around the garage and entrance. A paved driveway provides ample off-road parking, and a paved patio leads to the main entrance.

Inside, the home spans approximately 957 sq ft, plus a 92 sq ft garage. The ground floor includes an open-plan lounge and dining area, measuring 25'4" x 10'9", with a feature fireplace and elegant corncicing. Built-in bookcases and storage units offer practical solutions. The modern kitchen boasts sleek light-grey cabinets and integrated appliances. A separate ground floor bathroom with WC and shower adds convenience.

The first floor has three bedrooms, with the largest measuring 14'2" x 8'9". The bedrooms are finished in neutral tones, and at least one features built-in wardrobes. The contemporary bathroom includes stylish white tiled walls, and a vessel sink.

The rear garden features stone paving, gravel paths, and mature landscaping. A wooden trellis fence provides privacy, and the garden is planted with shrubs, trees, and flowering plants.

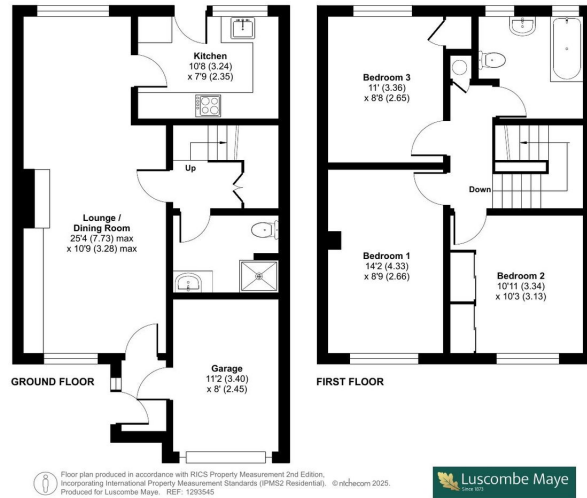
The property benefits from a strong sense of community and access to essential amenities. Nearby educational facilities include Stokenham Pre-School Centre and Stokenham Primary School. The Chillington Post Office & Shop and The Bear & Blacksmith pub are within walking distance. Recreational opportunities include Chillington Playing Fields and local sports clubs. Public transportation is accessible, with bus stops nearby and train stations in Totnes or Ivybridge offering connections to Plymouth and Exeter.





Gratton Drive, Chillington, Kingsbridge, TQ7

Approximate Area = 957 sq ft / 88.9 sq m
Garage = 92 sq ft / 8.5 sq m
Total = 1049 sq ft / 97.4 sq m
For identification only - Not to scale



- Three bedroom semi detached house
- Modern kitchen appliances
- Immaculately presented throughout
- Garage and driveway
- Open-plan lounge and dining area
- Peaceful location
- Close to local amenities

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Use the QR code for further "Material Information" about this home

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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