

10 COOMBE MEADOWS



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

10 COOMBE MEADOWS

Description

10 Coombe Meadows is a bright and spacious detached bungalow situated in an elevated position in a quiet part of this popular village within walking distance of all the local amenities and enjoys lovely views to surrounding countryside.

All main rooms are accessed off the entrance hall which has two useful built-in cloaks cupboards. The sitting room has a large picture window to the front giving views over the garden to the cul-de-sac and a feature corner wood burning stove.

In the kitchen, which has an access door out to the side of the property which is partially covered you'll find plenty of fitted floor and wall units with integrated appliances plus shelving, store cupboards, space for a fridge/freezer and ample room for a dining table and chairs.

There are three bedrooms, two doubles which enjoy views to the rear garden and have built-in wardrobes and a single bedroom with floor to ceiling and wall storage cupboards plus French doors through to the conservatory. The triple aspect conservatory is a lovely place to sit and relax and benefits from opening onto a covered decked seating area which is an ideal entertaining space. Completing the accommodation are two well-appointed, fully tiled shower rooms.

Outside rear is a private low maintenance garden with established shrub borders, raised planters and a handy timber shed with electric power point. To the front is a pretty lawned garden and planted rockery along with driveway parking in front of the garage which has an electric up and over door and water and power connected.

Situation

The village of Chillington has its own amenities including a pub, village hall, playing fields with children's play area, community orchard, post office/general store, hair/beauty salon, health centre and pub. 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.

Directions

what3words - film.stun.undercuts

From Kingsbridge take the A379 Dartmouth road out of town passing through the villages of West and East Charleton then Frogmore. On reaching Chillington take the second left into Coombe Meadows, as the road forks bear left, follow the road around and you'll find No.10 towards the top of the hill on your left.



PROPERTY DETAILS

Property Address

10 Coombe Meadows, Chillington, Kingsbridge, Devon TQ7 2JL

Mileages

Kingsbridge 5 miles; Salcombe 10 miles; Dartmouth 11 miles;
A38 Devon Expressway 15 miles; Plymouth 25 miles (distances are approximate)

Services

Mains electricity, water and drainage. Electric heating. Battery powered smoke alarm.
Nuair Drimaster Heat Unit.

EPC Rating

Band F. Current 37; Potential 77

Council Tax - Band D

Tenure - Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Bright and spacious detached bungalow
- Fitted kitchen, separate utility room
- Sitting room with wood burner
- 2 fully tiled shower rooms
- 2 double bedrooms, one single
- Private low maintenance rear garden
- Covered decked seating/entertaining area
- Garage and driveway parking
- Lovely countryside views
- Walking distance to local amenities

Fixtures & Fittings

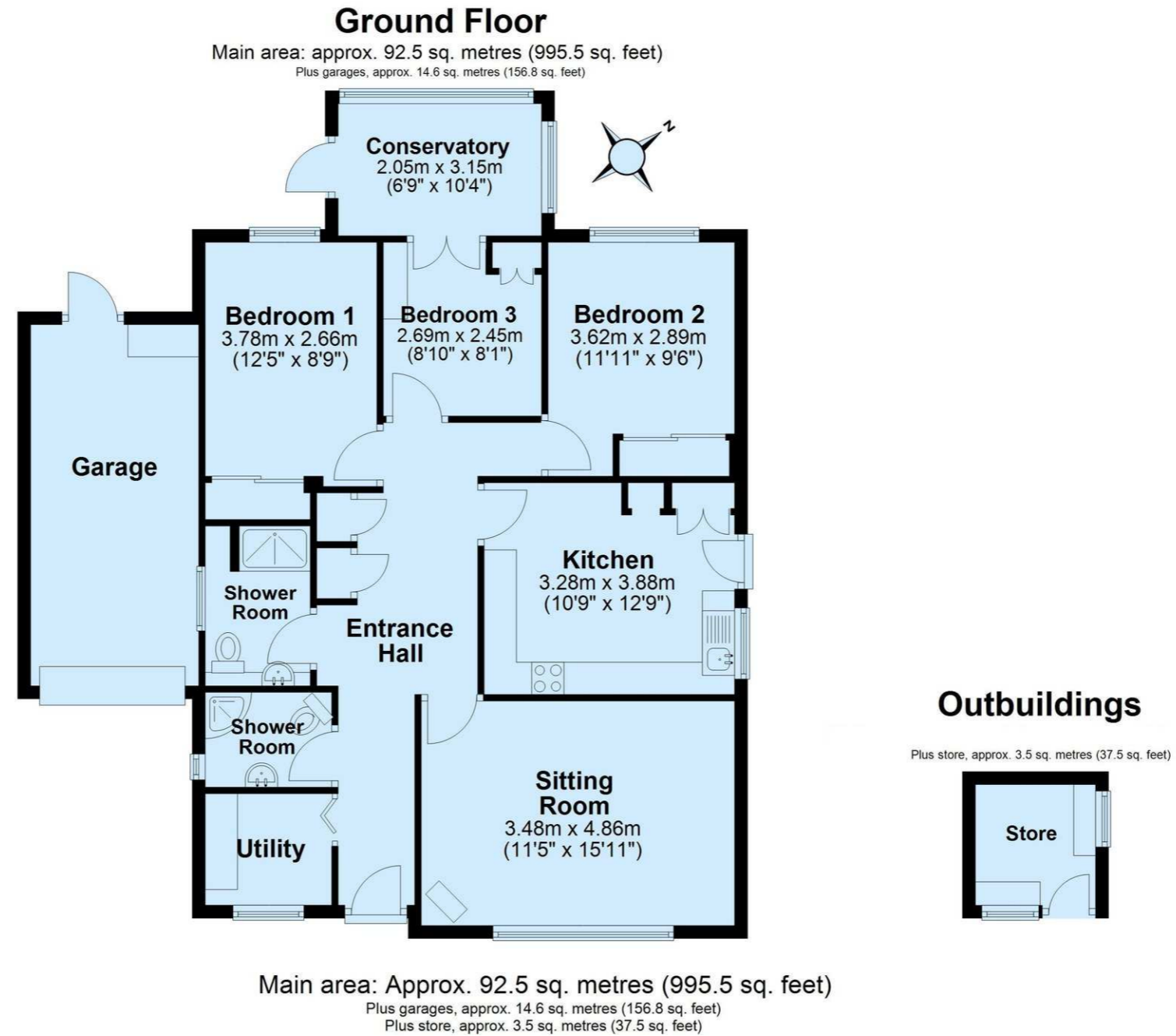
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



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Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590