

25 COOMBE MEADOWS



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

25 COOMBE MEADOWS

Description

This nicely presented three-bedroom detached bungalow occupies an elevated position in the sought-after village of Chillington, offering far-reaching views, convenient off-road parking, a private, enclosed rear garden and is within easy reach of local amenities and just a short drive to the coast at Torcross.

A bright and welcoming entrance hallway provides generous space for coats and shoes courtesy of the two very useful built-in storage cupboards. In the spacious living/dining room, a large picture window frames attractive views over the front with a further window at the opposite end giving views through the conservatory to the garden. The well-equipped kitchen features a comprehensive range of wall and base units with integrated oven and hob, space for a washing machine or tumble dryer, room for a fridge freezer, and has direct access into a substantial triple aspect conservatory. This versatile additional living space is ideal for everyday family, entertaining or simply relaxing and enjoying views to the garden which is accessed through sliding patio doors.

The bungalow offers three bedrooms. Bedrooms one and two are doubles and benefit from built-in storage, bedroom three is a single and enjoys pleasant outlook over the front of the property. Completing the internal accommodation is the family shower room, which includes a walk-in shower, low-level WC, and pedestal wash hand basin.

Outside, the front of the property provides driveway parking for one vehicle in front of the single garage. Sloping grass banks wrap around the frontage, with steps leading up to the main entrance and a small patio seating area perfect for enjoying the morning sun. To the rear, a generous patio offers an excellent space for outdoor entertaining, with steps rising to a beautifully maintained lawn bordered by mature plants, shrubs and trees and a further patio which provides an inviting spot to relax and take in the evening light.

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 - twee.makeovers.crank

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, the property is straight in front of you as the road forks.



PROPERTY DETAILS

Property Address

25 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. Oil fired central heating/hot water.

EPC Rating

Band D. Current: 56, Potential: 78

Council Tax - Band D

Tenure

Freehold

Authority

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

Key Features

- Nicely presented detached bungalow
- Elevated position with lovely countryside views
- Spacious dual aspect sitting room
- Well-equipped kitchen
- Conservatory
- Two double bedrooms, one single
- Shower room
- Beautifully maintained private rear garden
- Front and rear patio seating areas
- Garage and driveway parking
- Popular village location, close to amenities and the beach

Fixtures & Fittings

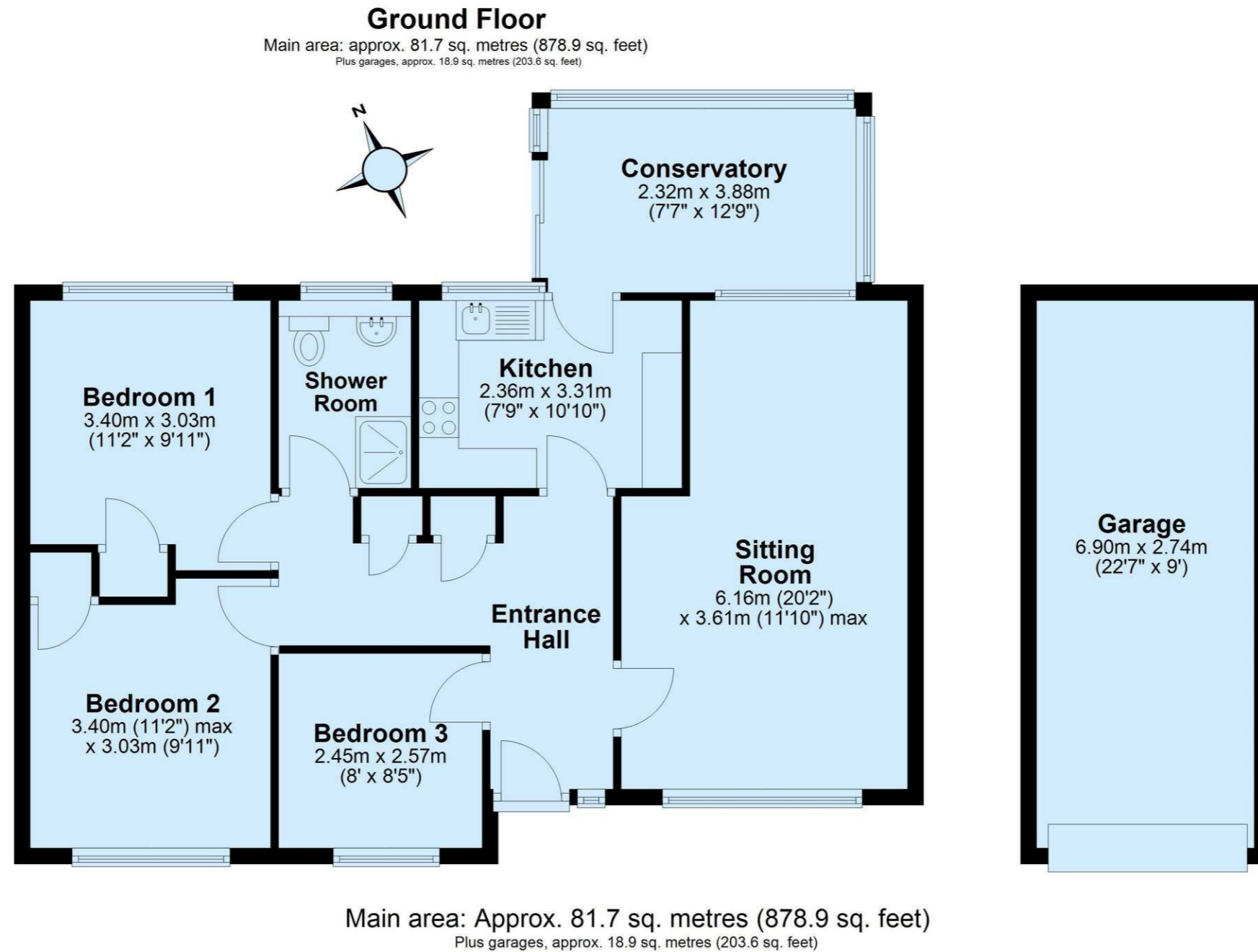
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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.

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