






7 Pendeen Park

Chillington, TQ7 2JW

Guide Price £330,000

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7 PENDEEN PARK

Chillington, Kingsbridge, TQ7 2JW

Summary:

Spacious three-bedroom garage-linked bungalow in a quiet cul-de-sac, offered with no onward chain. Well-proportioned throughout with good gardens, parking and excellent scope for modernisation.

The Property:

A spacious garage-linked bungalow situated in a pleasant cul-de-sac position, offering a great opportunity for buyers seeking a well-proportioned home in a peaceful setting, with access to attractive nearby countryside walks.

The property is offered with no onward chain, allowing for a straightforward purchase.

Internally, the accommodation is generous and well laid out. An entrance hall provides access to the principal rooms, including a good-sized sitting room with patio doors opening into the conservatory, creating a bright and sociable space with views over the rear garden.

The kitchen is fitted with a range of base and wall units, offering ample storage and worktop space. There is a sink positioned beneath a window, along with space for an electric oven with extractor over, and space and plumbing for a washing machine.

There are three well-proportioned bedrooms, two of which benefit from fitted storage. The property is further served by both a bathroom and a separate shower room. The bathroom is fitted with a bath with shower over, WC and basin, while the shower room comprises a walk-in enclosed shower, WC and basin, providing flexibility for a range of buyers.

While the property has been well maintained, it would now benefit from a degree of modernisation, presenting an excellent opportunity for purchasers to update and personalise to their own requirements.





Externally, the property offers driveway parking and a garage. To the front, there is an open lawned garden with established shrubs, while to the rear, an enclosed garden provides a good level of privacy, with a combination of lawn, patio seating area and planted borders.

This is a well-located home with strong potential, combining space, setting and scope for improvement.

The Location:

Chillington is a popular village around 5 miles from the market town of Kingsbridge with a post office/general stores and a health centre as well as the popular pub The Bear & Blacksmith. The excellent primary schools of Stokenham and West Charleton CofE are minutes away in neighbouring villages. The beach at Torcross is just 5 minutes to the East and for any boat lovers, there is a slipway one mile away at Frogmore. There are many lovely countryside walks in and around Chillington also with footpaths and some beautiful wooded areas within a few minutes stroll. Chillington is also on the bus route towards the pretty town of Dartmouth with some stunning views along the way.

Further Information & Services:

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil fired central heating.

EPC Rating: E

Construction Type: Standard brick/block.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

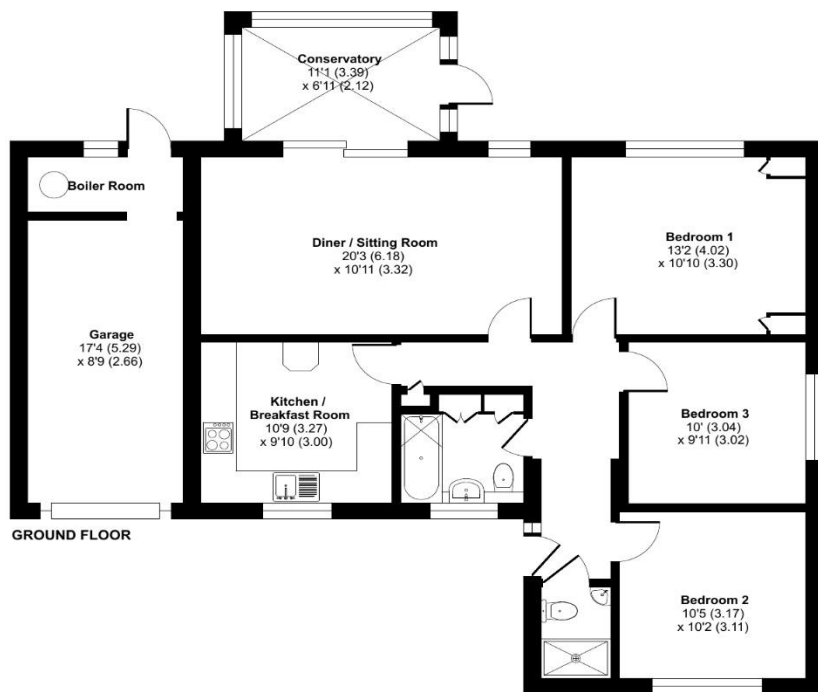
Broadband Availability: Superfast fibre available – check via Ofcom or supplier

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: Development behind Green Park Way.

Pendeen Park, Chillington, Kingsbridge, TQ7

Approximate Area = 970 sq ft / 90.1 sq m
 Garage = 185 sq ft / 17.1 sq m
 Total = 1155 sq ft / 107.2 sq m
 For identification only - Not to scale

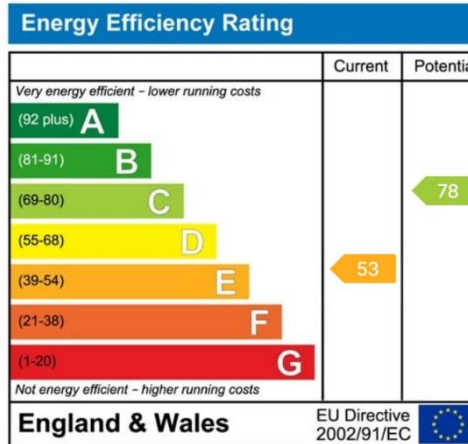


Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



Viewings strictly by appointment only with Kingsbridge Estate Agents.

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