



Luscombe Maye

Since 1873

Gratton Drive, Chillington, Kingsbridge, TQ7 2LT

Guide Price £320,000

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DESCRIPTION & SITUATION

Located in the quiet cul-de-sac of Gratton Drive, number 28 is a beautifully presented three bedroom semi-detached property with a private rear garden and parking.

The ground floor accommodation comprises entrance porch, spacious living room/ dining room with duals aspect windows providing an abundance of natural light and a log burner. From the dining area is the kitchen with a range of wall mounted cupboards and space for appliances, the kitchen leads through to the useful conservatory with access to the rear garden. The hallway from the living room gives access to the integral garage, a useful understairs cupboard and the stairs to the first floor.

On the first floor are three double bedrooms and the family bathroom comprising bath, separate shower, vanity hand basin, heated towel rail and WC.

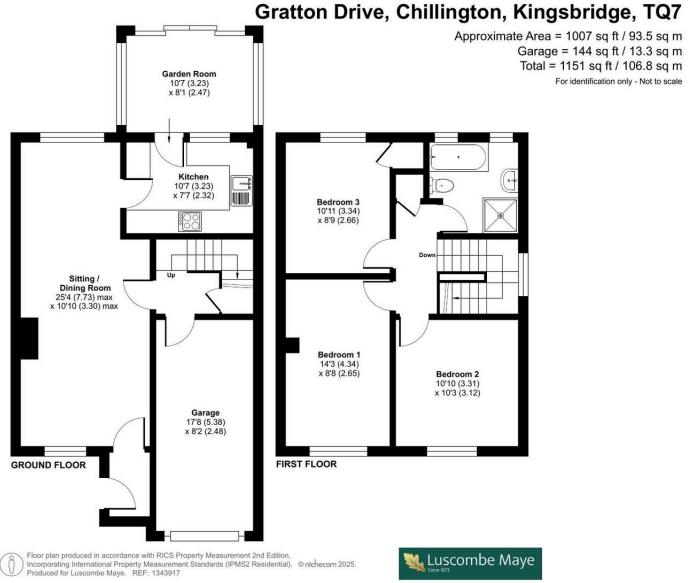
To the front, 28 Gratton Drive benefits from driveway parking for two cars leading to the integral garage with up and over door. A path leads around the side of the property to the enclosed and private rear garden. This generous space has an abundance of mature trees, shrubs and plants as well as a range of different seating areas and a lawn to enjoy throughout the day. The garden has been meticulously cared for and offers a tranquil place to relax throughout the summer months. Additional features include a wildlife pond tucked into a quiet corner, and a garden shed with electric supply, providing excellent storage or potential for use as a workshop or hobby space.

The popular village of Chillington is located just 5 miles away from the market town of Kingsbridge and 2 miles away from the picturesque South Hams coastline. Chillington benefits from a village shop and post office, well regarded Public House called The Bear and Blacksmith and a Health Centre.

FURTHER INFORMATION

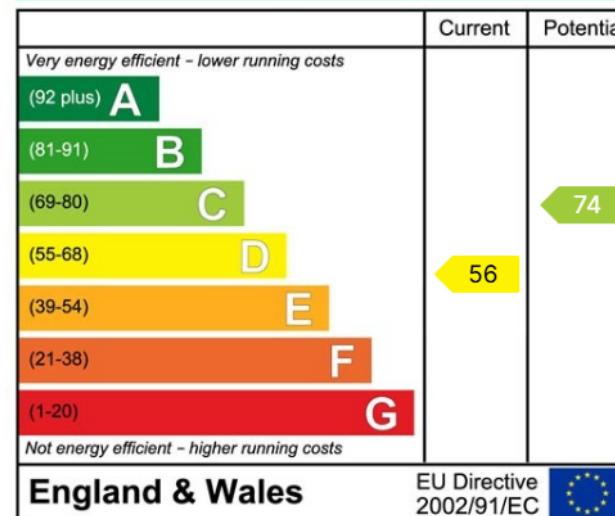
To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information





- Three double bedrooms
- Enclosed and private rear garden
- Integral single garage
- Nearby countryside walks
- Quiet cul-de-sac location
- Walking distance to amenities and bus stop
- Countryside views
- Beautifully presented throughout
- Driveway parking and single garage
- No onward chain

Energy Efficiency Rating



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.