

7 COLERIDGE HOUSE CHILLINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

7 COLERIDGE HOUSE

Description

Coleridge House sits within its own 5-acre grounds, less than one mile from the very popular village of Chillington. The setting is magnificent, with managed communal gardens including expansive areas of lawn, fine mature trees, numerous flowering shrubs and wonderful pastoral views to the south.

7 Coleridge House is just one of seven properties within the exclusive Coleridge House development, which comprises of a range of houses, apartments, and bungalows.

This inviting first floor apartment comprises an entrance hall with two generous storage cupboards which leads into a bright, spacious open-plan kitchen, sitting and dining room. Filled with natural light, this impressive living space features a wood-burning stove on a slate hearth and ample room for entertaining. The kitchen is smartly arranged across three sides with display cabinetry, granite work surfaces, an integrated fridge and dishwasher, Belfast sink and Rangemaster cooker, complemented by a separate utility room. The master bedroom is exceptionally spacious with a large en-suite shower room. The two further bedrooms are both a good size and served by a well-appointed bathroom with shower above the bath.

Outside you have two allocated parking spaces along with ample visitor parking and the use of the well-maintained communal gardens and grounds to enjoy.

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 - ///defected.marshes.heavy

Take the A379 Kingsbridge to Dartmouth road at Carehouse Cross roundabout (just as you reach Stokenham) turn left. After 200 yards, as the road bends round to the right go straight ahead into a country lane and follow this for 3/4 of a mile, then turn left at the sign for Coleridge House.



PROPERTY DETAILS

Property Address

7 Coleridge House, Chillington, Kingsbridge, Devon TQ7 2JG

Mileages

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

Services

Mains electricity and water. Shared private drainage (Klargester). Oil fired central heating.
Carbon monoxide alarm installed. Smoke alarms in communal hallways.

EPC Rating

Band C. Current: 73, Potential: 73

Council Tax Band - E

Tenure

Leasehold - 999 years from 17/06/2004.

Service/maintenance charge - approximately £1,810 per annum (01/04/2026 - 31/03/2027) paid in two instalments.

Authority

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

Key Features

- Charming first floor apartment
- Beautifully presented and well maintained
- Fitted kitchen and separate utility room
- Spacious sitting/dining room with wood burning stove
- Three bedrooms
- Bathroom and en-suite shower room
- Two allocated parking spaces
- Use of communal grounds and garden

Fixtures & Fittings

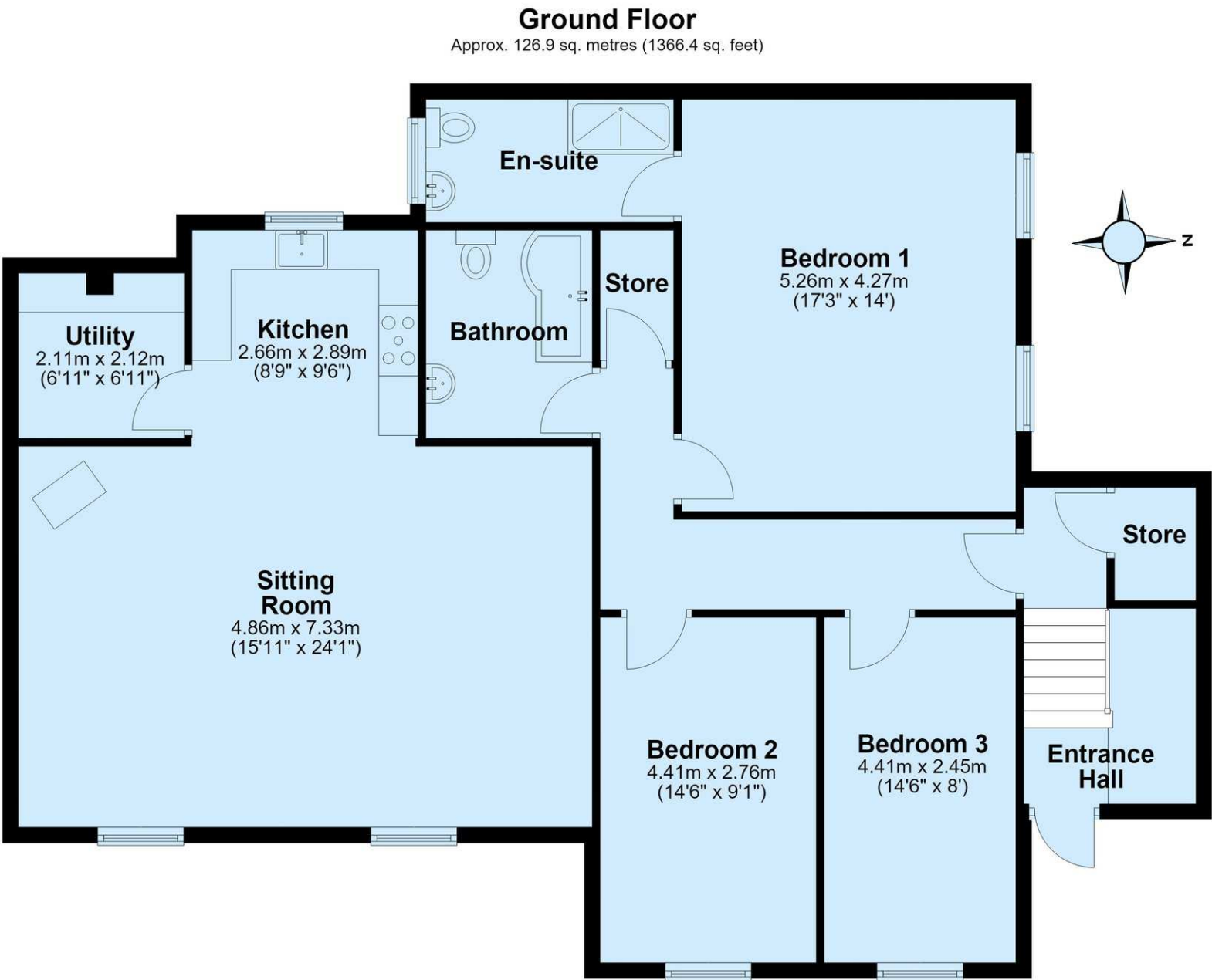
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 126.9 sq. metres (1366.4 sq. feet)

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