

26 COOMBE MEADOWS CHILLINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

26 COOMBE MEADOWS

Description

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

Internally the accommodation comprises entrance hall with built-in storage cupboards. There are three good sized double bedrooms, two with storage cupboards, and a well-appointed, fully tiled shower room. The kitchen has plenty of fitted base and wall units with integrated appliances and access door out to the garden. Completing the accommodation is the bright and spacious, dual aspect sitting room, which has a large picture window to the front and French doors to the rear opening onto the patio and garden.

The private rear garden is mainly laid to lawn with plant, shrub and tree borders, bound by timber fencing. The patio seating area runs the length of the property, and is ideal for entertaining or al fresco dining. A timber gate gives access to a path at the side of the property with steps and up to the garage and driveway parking and around to the front door. The front garden is also laid to lawn with established plants and shrubs.

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 - crumple.vast.mistaken

On entering Chillington village from the direction of Kingsbridge, take the second turning on the left into Coombe Meadows. Bear right where the road forks then you'll see No.26 on the corner plot on your left.



PROPERTY DETAILS

Property Address

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

Mileages

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

Services

Mains electricity, water and drainage. Oil fired central heating - new boiler fitted 2026.
Fully double glazed.

EPC Rating

Band D. Current: 56, Potential: 69

Council Tax Band - D

Tenure - Freehold

Authority

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

Key Features

- Spacious detached bungalow
- Three double bedrooms
- Dual aspect sitting room
- Fully fitted kitchen
- Shower room
- Private rear garden with patio
- Garage and driveway parking
- Lovely countryside views
- No onward chain
- Possibility to add extension/conservatory - subject to the relevant planning consent

Fixtures & Fittings

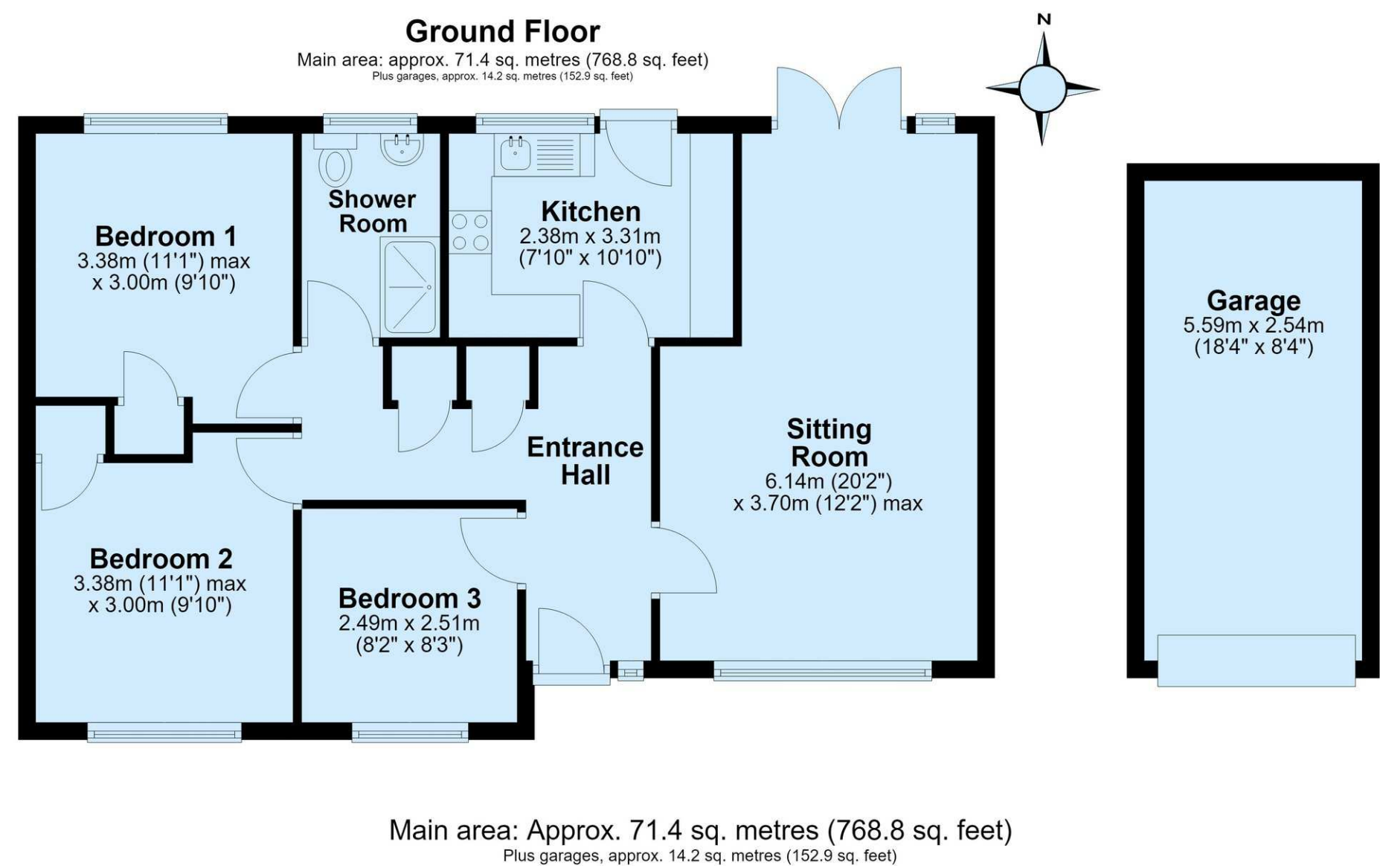
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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