



2 Pendeen Park

Chillington, TQ7

Guide Price £420,000



3



2



1



D

2 PENDEEN PARK

Chillington, Kingsbridge, TQ7 2JW

The Property:

The property is entered via a small porch which opens into a welcoming entrance hall, with doors leading to all principal rooms and storage cupboards, perfect to hide away coats and shoes.

The main reception room is a spacious and versatile area with ample room for both lounge and dining furniture. Attractive herringbone flooring runs throughout, while multiple windows and French doors opening onto the garden allow plenty of natural light to fill the space.

The kitchen is fitted with a range of wooden base and wall units providing good storage. There is space and plumbing for a washing machine, along with an eye-level oven and grill, electric hob with extractor above, and a sink positioned beneath a window overlooking the garden. A door from the kitchen also provides direct access outside.

The property benefits from three well-proportioned bedrooms. The main bedroom is a generous double, the second bedroom is also a comfortable double, and the third bedroom is a small double. All three rooms enjoy pleasant views over the surrounding gardens.

There are two bathrooms within the property. One is fitted with a shower cubicle, WC and wash basin, while the second features a large walk-in shower with space to install a bath if desired, along with a WC and basin. Both bathrooms are presented in very good condition.

Overall, the property has a practical and easy-flowing layout with plenty of storage and is well maintained throughout. It has recently been redecorated, with new carpets fitted in two of the bedrooms while the remaining areas benefit from hard flooring. The property is ready for immediate occupation, with probate granted and no onward chain.





Outside, the garden wraps around the property. To the front, the garden is mainly laid to lawn with established shrubs, while to the rear there is a patio area accessed directly from the kitchen, ideal for outdoor dining. The garden is designed to be easy to maintain while still offering plenty of space for keen gardeners. It enjoys a good level of privacy and is not overlooked.

The garage can be accessed from the rear garden or via an electric garage door at the front. It benefits from both power and water, offering potential to relocate utility appliances and free up space within the kitchen if desired. The boiler is housed in a cupboard adjacent to the garage.

To the front of the property there is a driveway and additional hard standing, providing ample parking and space suitable for a boat, campervan or additional vehicle.

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.

Further Information & Services:

Tenure: Freehold

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

EPC Rating: D

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.



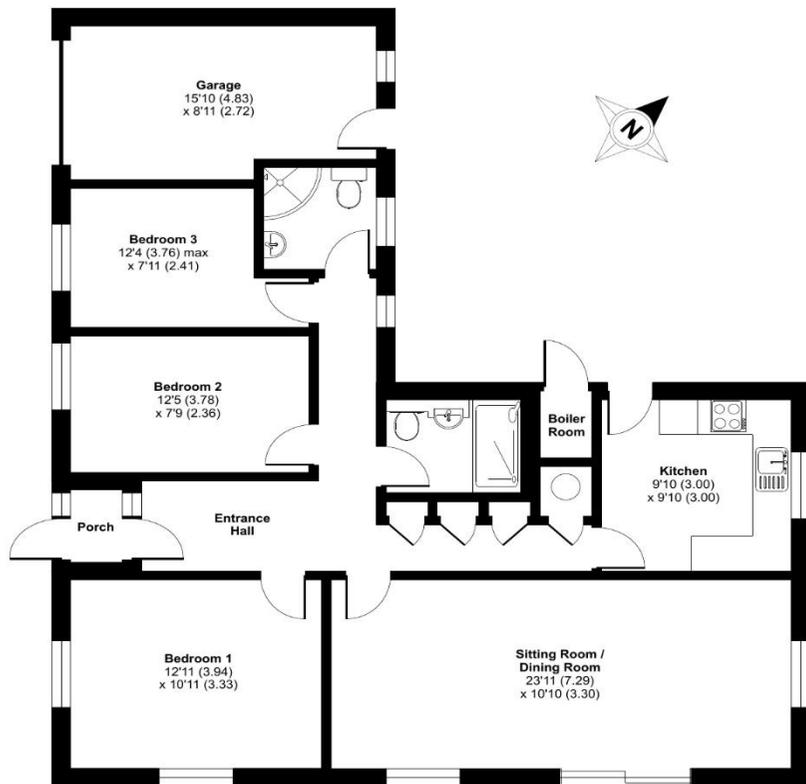
Pendeen Park, Chillington, Kingsbridge, TQ7

Approximate Area = 974 sq ft / 90.5 sq m (excludes boiler room)

Garage = 133 sq ft / 12.3 sq m

Total = 1107 sq ft / 102.8 sq m

For identification only - Not to scale

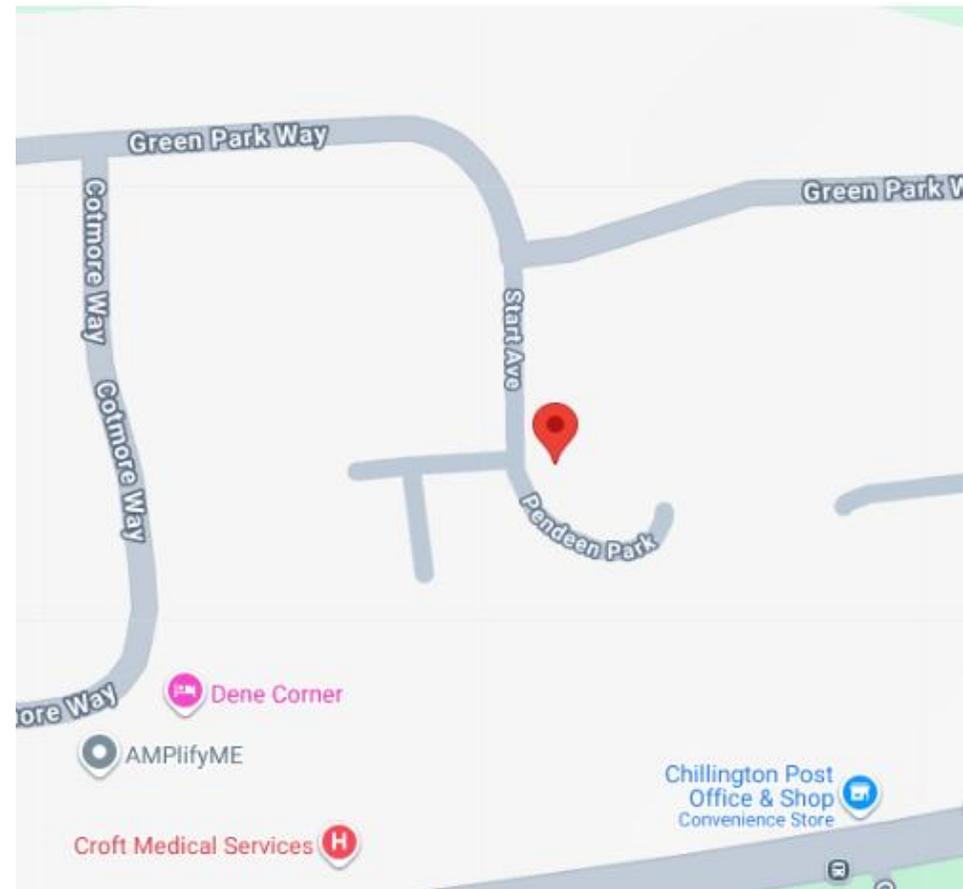


Disclaimer

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

6 The Anchor Centre, Bridge Street, Kingsbridge, Devon, TQ7 1SB

Tel: 01548856685

Email: sales@kingsbridgeestateagents.co.uk
www.kingsbridgeestateagents.co.uk