



8 ORCHARD WAY  
CHILLINGTON TQ7 2LB

  
MARCHAND PETIT  
COASTAL, TOWN & COUNTRY



## 8 ORCHARD WAY

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8 Orchard Way is a substantial detached bungalow offering over 1,000 square feet in accommodation, located in a fabulously convenient location within the village. With a lovely bright sitting room which predominantly faces south and an eat-in kitchen/breakfast room with door to the garden, the bungalow has very good sized rooms. There are then 3 bedrooms, Bedroom 1 having an en-suite bathroom and Bedroom 2 with en-suite shower. There is also a separate family shower room. Outside there is a single garage and the property is surrounded by low maintenance gardens and is within very easy and flat walking distance of the village amenities, including the doctors surgery.

The village of Chillington has excellent facilities including a post office and health centre. There is a primary school in the neighbouring village of Stokenham and fine parish churches in Stokenham and Sherford. The village is conveniently placed for easy access to the 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 linked by spectacularly rugged cliffs and headlands.





# PROPERTY DETAILS

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## Services

Mains electricity, water and drainage. Oil fired boiler for hot water and central heating.

## EPC Rating - D

Current: 55, Potential: 85

## Council Tax - Band E

## Tenure

Freehold

## Authority

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

## Key Features

- Detached bungalow
- 3 double bedrooms
- 2 en-suite's plus shower room
- Fitted kitchen
- Integrated appliances
- Garage and off road parking

## 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.

## Directions

From Kingsbridge take the A379 Dartmouth road, pass through East and West Charleton and Frogmore. On entering Chillington take the right turn opposite the Post Office into Orchard Way and number 8 will be found on the left hand side.

## Mileages

Kingsbridge 5 miles; Salcombe 10 miles; Dartmouth 11 miles (all distances are approximate)

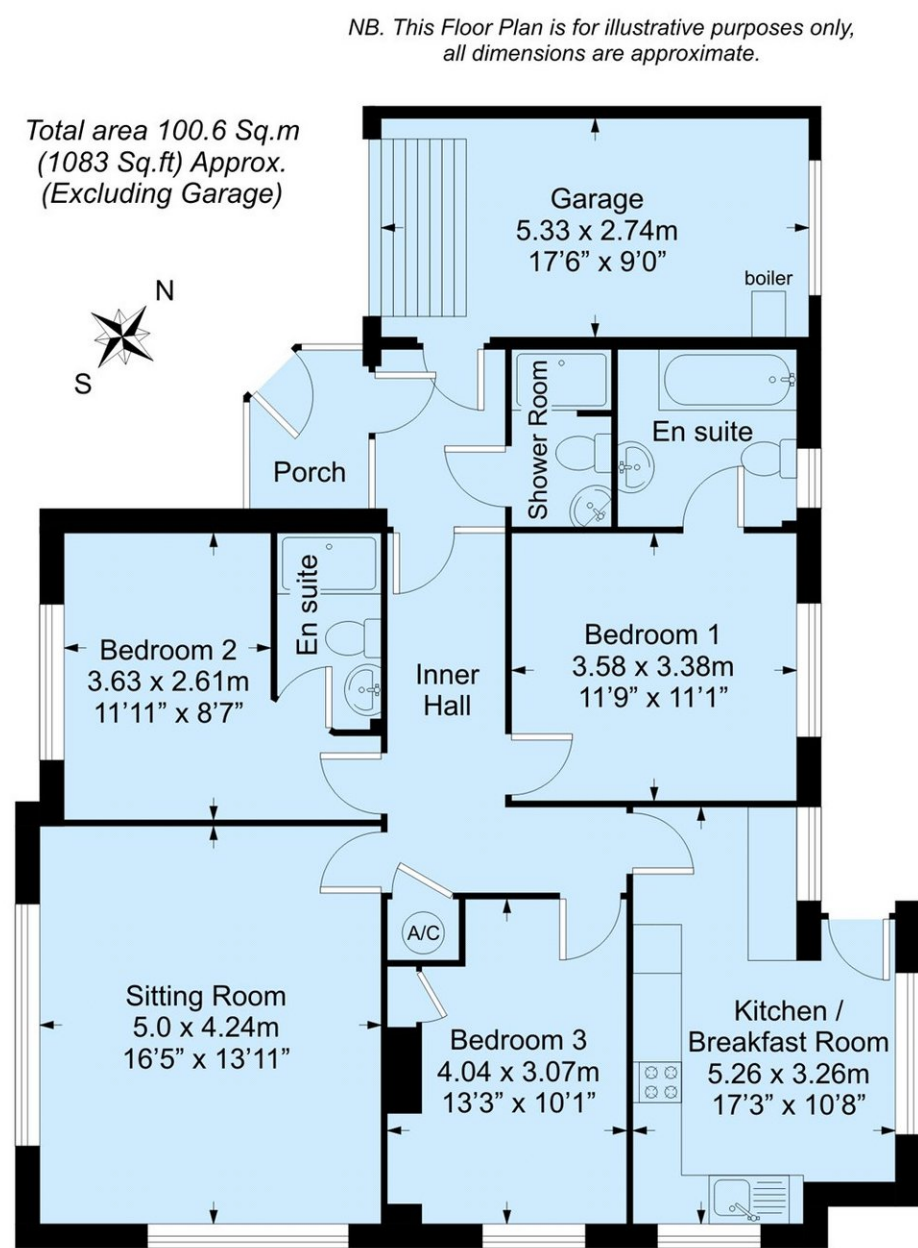
## Viewing

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





# FLOOR PLAN



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