



33 COOMBE MEADOWS , CHILLINGTON,
KINGSBRIDGE, DEVON TQ7 2JL


MARCHAND PETIT
COASTAL, TOWN & COUNTRY

33 COOMBE MEADOWS

33 Coombe Meadows is a well situated semi-detached bungalow on a corner plot in a quiet cul-de-sac location, yet within walking distance of all the local amenities this popular village has to offer.

This delightful property comprises entrance porch, hall with built-in storage, 2 double bedrooms, both with built-in storage, a fully tiled modern shower room, sitting room with feature fireplace and lovely views to the front garden, kitchen with fitted floor and wall units, integrated appliances and door to the triple aspect conservatory,

Outside rear there is a private low maintenance garden, with borders full of plants, flowers and shrubs. The paved front garden is interspersed with well-established bushes, trees and plants with a pathway through to the front door. To the side is off road parking in front of the single garage.

The village of Chillington has its own amenities 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

Services - Mains water, electricity and drainage. Night storage central heating.

EPC Rating E - Current: 54, Potential: 89

Council Tax - Band C

Tenure - Freehold

Authority

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

Key Features

- Nicely presented semi-detached bungalow
- Quiet cul-de-sac location
- Sitting room and conservatory
- 2 double bedrooms
- Fully tiled shower room
- Low maintenance front and rear gardens
- Garage and off road parking
- Close to local amenities
- Countryside views

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

what3words - clockwork.clash.natural

From Kingsbridge take the A379 Dartmouth road passing through the villages of West and East Charleton then Frogmore. On reaching Chillington take the second left into Coombe Meadows then fork right, follow the road to the end and No 33 can be found at the top on the right hand side.

Mileages

Kingsbridge 4 miles; Salcombe 10 miles; Dartmouth 10 miles (all distances are approximate)

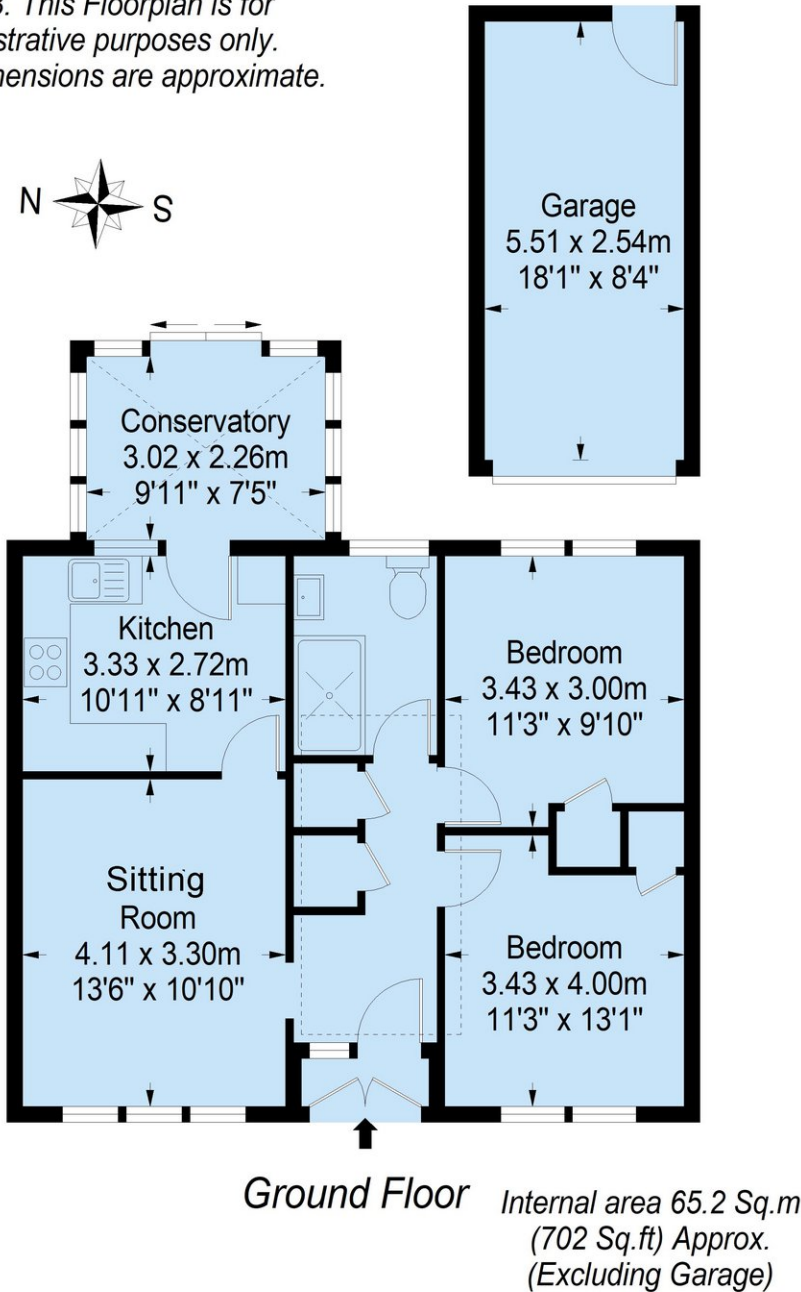
Viewing

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



FLOOR PLAN

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



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