

2 THE COPSE CHILLINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

2 THE COPSE

This is an attractive, bright and spacious detached bungalow situated in a quiet, private cul-de-sac location in the heart of the village within easy reach of the local amenities.

Internally there is approximately 1039 sq.ft of accommodation comprising entrance porch, hall, a well-equipped kitchen/breakfast room which has lovely views out to the front and plenty of floor and wall units with integrated appliances including a dishwasher, fridge, freezer, hob and oven. Off the kitchen is a very useful utility room with fitted units, sink, boiler, space for a washing machine and tumble dryer and access door out to the side of the property. There is a shower room and 2 good size double bedrooms, both with fitted wardrobes. The main bedroom also has a built-in store cupboard and a superb fully tiled walk-in shower room. The heart of the property is the spacious sitting/dining room which has a feature fireplace and glazed French doors flanked either side by full height windows which flood this stylish room with lots of natural light.

Outside front is driveway parking in front of the garage, there's a lawned garden with paved pathways around to the sides of the property and into the rear garden. The south facing rear garden is bound on all sides by timber fencing and stone wall making it completely private and a real suntrap. It's mainly laid to lawn with established shrub and plant borders. There is a patio seating area off the sitting room which is a lovely place for al fresco dining or simply relaxing.

The village of Chillington has its own amenities including a 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 - bronze.birthing.purified

From Kingsbridge take the A379 Dartmouth Road out of town passing through the villages of West and East Charleton then Frogmore. Continue on into Chillington, then just after you pass the village Post Office/shop turn left into Coleridge Lane, then left into Green Park way, at the junction turn left again in to Start Avenue then immediately right into The Copse, bear left and you will see No.2 on your left-hand side.



PROPERTY DETAILS

Property Address

2 The Copse, Chillington, Devon TQ7 2HL

Services

Mains electricity, water and drainage. Oil fired central heating. Mains powered smoke alarm.

EPC Rating

Band D. Current: 60, Potential: 74

Council Tax Band

D

Tenure

Freehold

Authority

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

Key Features

- Superbly presented detached bungalow
- Quite cul-de-sac location
- Bright and spacious accommodation
- Well-appointed kitchen + utility room
- Spacious sitting/dining room
- Two double bedrooms
- One bathroom and one shower room
- Delightful, private part walled garden
- Garage and driveway parking
- Less than 10 minutes drive to the sea at Torcross

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.

Mileages

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

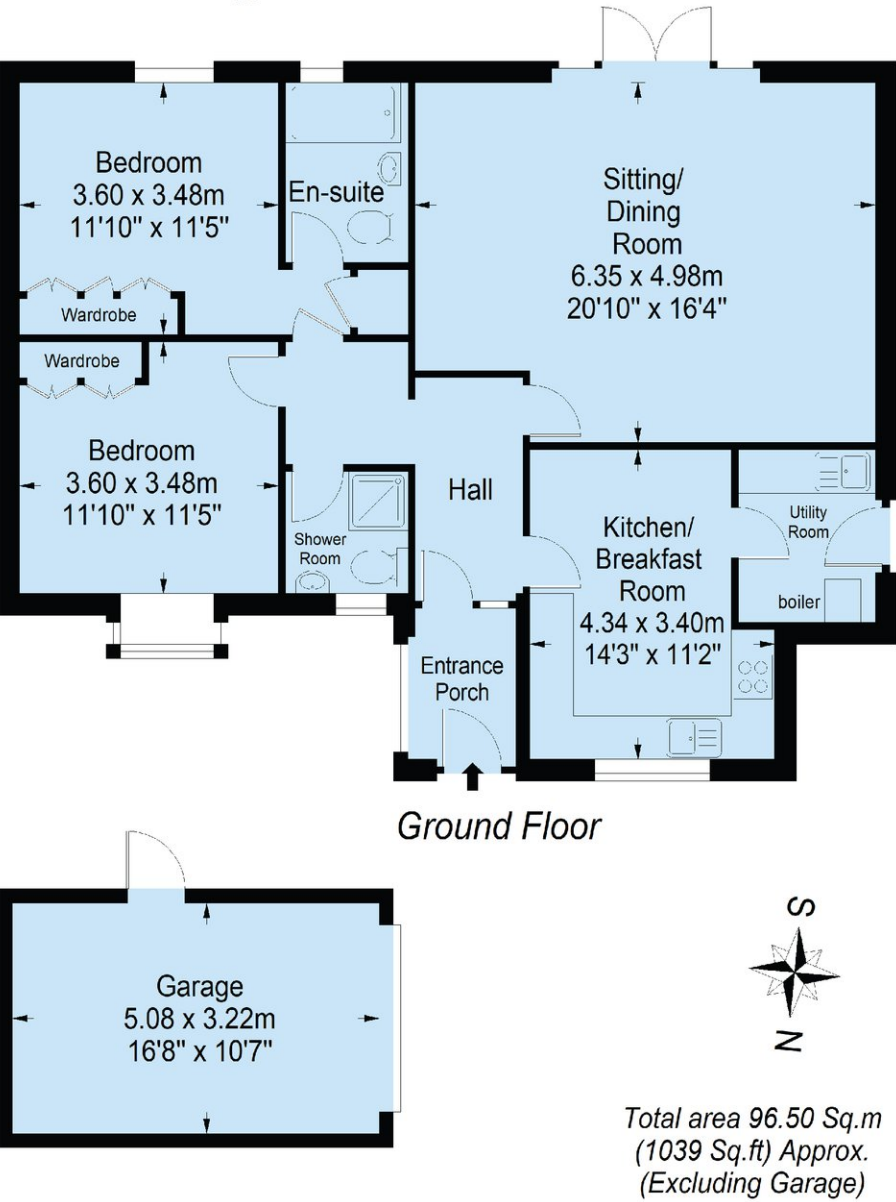
Viewing

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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