



Gratton Drive, Chillington
Kingsbridge

£265,000

The Property:

Enter the property into a small hallway with stairs leading to the first floor and a door to the downstairs living space. The ground floor includes a lounge with bay window, electric fire and useful understairs storage. To the rear is the kitchen/dining room, fitted with a good range of wooden units providing plenty of storage, together with an electric oven and extractor. The sink sits beneath a window overlooking the rear garden and there is ample space for a dining table and chairs. From here, the accommodation continues through to the conservatory, which provides direct access out to the garden.

Upstairs are three bedrooms, although bedrooms two and three are currently opened into one larger room. These could be separated again to reinstate the original three-bedroom arrangement. The main bedroom overlooks the rear garden, while a family bathroom and large airing cupboard complete the first floor.

Outside, the property has a good-sized rear garden which, like the house, would benefit from some attention to bring it back to life and would form a lovely enclosed and private area for relaxing. To the front, there is currently off-road parking in front of the garage, with potential to create additional parking by reducing some of the existing planting.

The garage can be accessed both from the front and directly from the garden and provides useful additional space. A separate section to the rear lends itself particularly well to use as a utility area, while the remainder offers good storage, workshop or hobby space and benefits from electricity.

The property also has solar panels.

The property would now benefit from cosmetic updating throughout, including replacement windows, but offers good-sized and flexible accommodation together with plenty of scope for improvement. Priced to reflect the updating required, this is a great opportunity for someone looking for a home with good proportions, useful outside space and plenty of potential to improve and personalise over time.





Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

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. There are many lovely countryside walks in and around Chillington also with footpaths and some beautiful wooded areas within a few minutes stroll. Chillington is also on the bus route towards the pretty town of Dartmouth with some stunning views along the way.

Further Information & Services:

Tenure: Freehold

Services: Mains electricity, water and drainage. Electric heating. Solar panels installed and owned by the property.

EPC Rating: F

Council Tax: Band 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

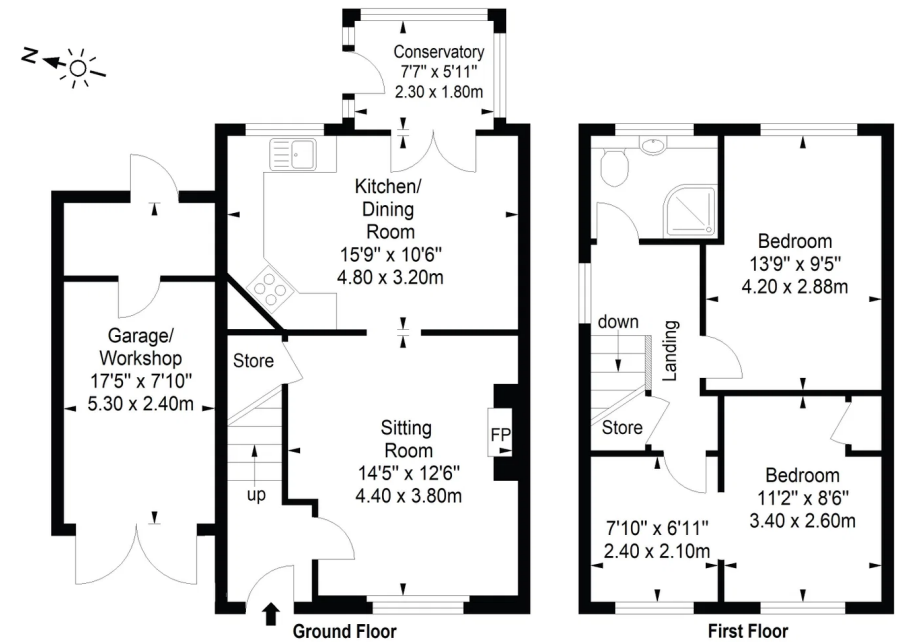
Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area = 92.25 sqm / 993 sq ft
 NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

Kingsbridge - Sales

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Disclaimer:

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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.