



47 Green Park Way

47 Green Park Way, Chillington, Kingsbridge, Devon TQ7 2HY



Kingsbridge 4 Miles; Salcombe 10 Miles;
Dartmouth 10 Miles

A fully refurbished and extended 3
double bedroom detached bungalow
located in a popular village just 2
miles to the closest beach.

- Extended Detached Bungalow
- 3 Double Bedrooms
- Fabulous Vaulted Ceilings In The Living Room
- Log Burner
- Landscaped Gardens
- Garage
- Excellent Village Location
- 2 Miles To The Beach

£475,000

SITUATION

Chillington is located just 4 miles to the east of Kingsbridge and only 2 miles to its closest beach. The village itself which dates back to Saxon times, is surrounded by beautiful lush countryside and yet offers excellent amenities including a modern health centre, public house, post office & general store, village hall and weekly fresh fish shop. There is an excellent primary school in Stokenham which is within walking distance of Chillington on a designated off-road path as well as several facilities for children offered by the village hall; toddler groups, brownies etc. There is also a hairdresser/beauty salon in the village, dog groomer and chiropractor, all in business premises – a little business parade of shops set off the main road behind the health centre.

The market town of Kingsbridge offers an Outstanding Ofsted Rating Secondary School and Sixth Form College, Primary School and a vast range of independent shops, art galleries, cafés, restaurants and pubs as well as sports facilities such as yoga studios and a leisure centre with a full-length indoor swimming pool. The South West Coastal Path is easily accessed from the region as are the popular sailing stretches of Salcombe Estuary to Dartmouth with the main line rail link to London at Totnes only 12 miles away. Additionally, there are a good number of domestic & international flights from Exeter airport just 43 miles away.

DESCRIPTION & ACCOMMODATION

47 Green Park Way offers low maintenance living in a stylish and fully refurbished 3-bedroom property. The property offers a wonderful master en-suite bedroom complete with a walk-in dressing room and pleasant views out over the front garden. There are 2 further double bedrooms with Bedroom 3 benefiting from a wonderful

outlook up the rear garden.

The current owners have created a fabulous living / kitchen / dining room with full bi-fold doors out to a decked patio, this room really does offer the wow-factor with vaulted white washed ceilings and centre piece log burner featuring. The kitchen has been intelligently designed with a full range of fitted cupboards and integrated appliances, the dining area enjoys a full open aspect over the garden.

OUTSIDE

The property is approached via a wide tarmac drive with additional parking to the side. There are numerous resting areas ideal for taking in the beautiful South Hams countryside. Single garage with power. A gated path leads round the side of the property to the stunning rear garden, a particularly private spot with a large decked terrace and a raised flat lawn. There is even a decked area to the top of the garden – a wonderful sun-bathing spot with raised vegetable beds and greenhouse.

SERVICES

Mains electricity, water and drainage with oil fired central heating.

LOCAL AUTHORITY

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

VIEWINGS

Strictly by appointment only with Stags Kingsbridge Office Tel: 01548 853131.

DIRECTIONS

From Kingsbridge Quay take the A379 road towards Dartmouth passing through the villages of West Charleton, East Charleton and Frogmore. Continue into the village of Chillington turning left into Green Park Way, continue up the hill and around the corner, where Number 47 will be seen on the left hand side towards the end of the road.



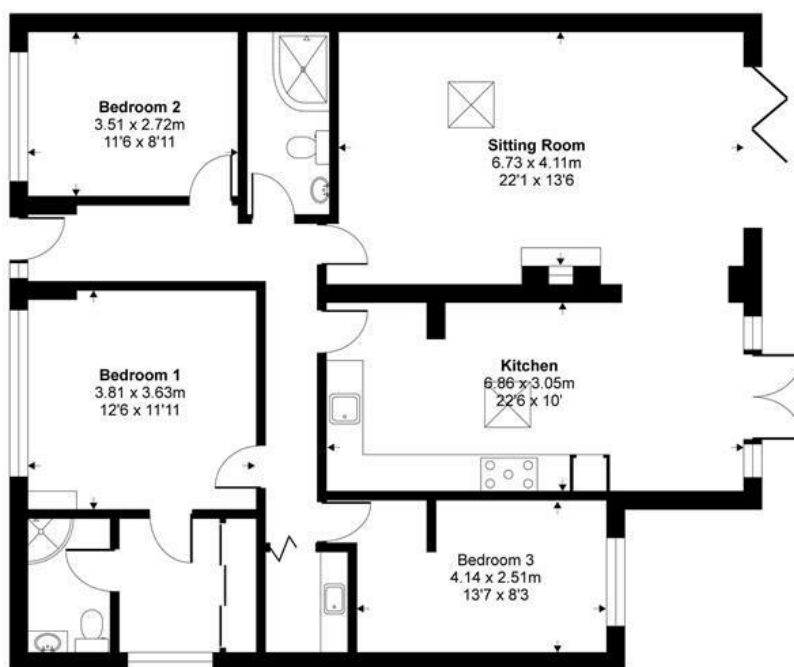
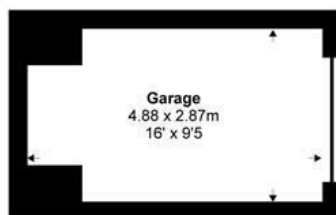
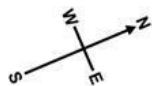
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Approximate Area = 1266 sq ft / 117.6 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 1407 sq ft / 130.7 sq m

For identification only - Not to scale



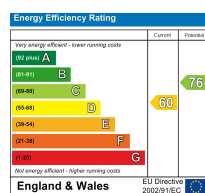
Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Stags. REF: 747844

These particulars are a guide only and should not be relied upon for any purpose.

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