



3, The Copse



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Chillington, Kingsbridge, TQ7 2HL

Kingsbridge 4 miles. Dartmouth 11 miles. Totnes 13 miles.

A detached bungalow set within a quiet cul-de-sac position, close to the village amenities with two double bedrooms, shower room & bathroom, a beautiful large sitting/dining room, parking, garage and a delightful level garden.

- Detached Bungalow
- Close To Village Amenities And Bus Stop
- Driveway Parking & Garage
- Level Garden & Access
- Generous Sitting/Dining Room
- Kitchen Breakfast Room & Utility
- Bathroom & Shower Room
- Two Double Bedrooms
- Freehold
- Council Tax Band D

Offers Over £400,000

SITUATION

Chillington is a thriving village offering an abundance of community events and local amenities including a Post Office and general store as well as a centrally located health centre, hairdresser, dog groomers and a fabulous village pub The Bear and Blacksmith as well as on the bus route towards Kingsbridge, Dartmouth and beyond. There are excellent primary schools in the neighbouring villages of Stokenham and West Charlton. Kingsbridge is situated four miles to the west, at the head of the Salcombe estuary and offers an excellent range of independent shops, supermarkets and local facilities including a health centre/cottage hospital as well as a secondary school, and sports centre.

DESCRIPTION

3 The Copse is a wonderful detached bungalow, situated on a level plot close to the village amenities, with pretty rural views, parking and a detached garage.



ACCOMMODATION

The bungalow is well presented, access into an inviting hallway with Kandeian flooring. Access into a generous sitting/dining room, with south facing patio doors leading out to the garden. The kitchen/breakfast room is fitted with a good range of wall and base units with work surfaces over, under counter fridge, oven, hob with extractor over. Access to a separate utility room, with space and plumbing for a washing machine., Grant oil boiler, door to the garden.

There are two generous double bedrooms along with a bathroom complete with a high bath, wash hand basin and WC. In addition there is the benefit of a separate shower room, with WC and wash hand basin.

OUTSIDE

Outside the delightful and most private south facing garden to the rear is well maintained with feature stone wall, planted borders and mature shrubs, as well as a patio area. The gardens wrap around the bungalow, with wide planted borders towards the driveway and access to the garage, with electric door, to the front.

SERVICES

Mains water, electric, drainage with oil-fired central heating. Standard broadband is available at this location as well as all major mobile networks (OfCom).

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

From Kingsbridge follow the A379 out to Chillington. Then take the fourth left onto Green Park Way, following this around to Start Avenue, turning right into The Copse taking the left turn where number 3 can be found around to the right.

VIEWING ARRANGMENTS

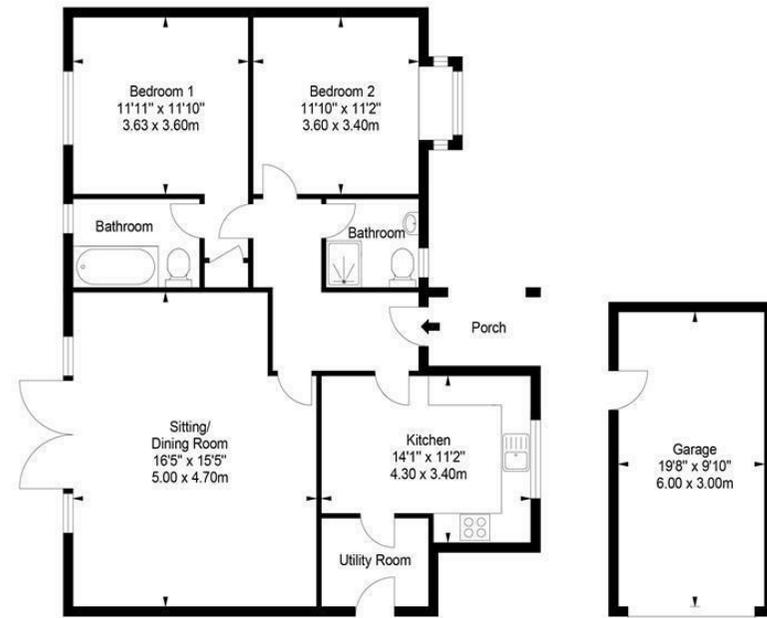
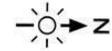
Strictly by appointment please through our Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area = 94.30 sqm / 1015 sq ft



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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