



30, Coombe Meadows



30, Coombe Meadows

Chillington, Kingsbridge, TQ7 2JL

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

A delightful, detached bungalow that enjoys superb far-reaching village and countryside views from its elevated position. The property also benefits from driveway parking and a single garage.

- Detached Bungalow
- Beautiful Countryside and Village Views
- Popular Village Location, Within Walking Distance Of Amenities
- Conservatory
- Freehold
- Elevated Position
- Driveway Parking and Garage
- Two Double Bedrooms and Study/Bedroom 3
- Low Maintenance Gardens
- Council Tax Band: D

Offers In Excess Of £350,000

SITUATION

Chillington is a thriving village offering an abundance of community events and local amenities including a Post Office and general store, a village pub The Bear and Blacksmith as well as a centrally located health centre and regular buses towards Kingsbridge and Dartmouth. 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 shops and local facilities including a health centre/cottage hospital as well as a secondary school, and sports centre.

The sailing town of Salcombe is around 10 miles away whilst Totnes, with it's main line train station and good connectivity to London. and Dartmouth are both within easy reach.



DESCRIPTION

30 Coombe Meadows is a delightful, detached bungalow that enjoys superb far-reaching village and countryside views from its elevated position with a peaceful cul-de-sac. The property is within walking distance of the shop, pub, bus stop and doctors, and benefits from an abundance of wonderful countryside walks and within a couple of miles of the beach.

ACCOMMODATION

The accommodation is beautifully presented and includes a wonderfully light sitting room with large picture window overlooking the pretty village and rural views. A beautiful conservatory that again enjoys the super views, and has external access to the front. A well presented kitchen breakfast room, fitted with a good range of wall and base units and integrated oven, hob with extractor over, there is external access to the driveway. The master bedroom has an en-suite shower room and there are two further bedrooms, one is currently used as a study and has external access to the garden. There is also a wonderfully finished and tiled family shower room with large walk-in shower, vanity sink and WC.

OUTSIDE

The property benefits from driveway parking and a single attached garage. The gardens are mainly laid to lawn, with planted borders, a greenhouse and patio area, with pedestrian access into the garage, currently used as a workshop and utility room.

SERVICES

Mains electric, water and drainage with electric heating. Solar panels.
Standard broadband is available at this location along with full mobile coverage via Three, EE, Vodafone and O2 are available at the property.(OfCom)

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

From our Kingsbridge office follow the A379 out to Chillington and turn left onto Coombe Meadows follow the road to the right where number 30 can be found at the top of the cul-de-sac straight ahead of you.

VIEWING ARRANGEMENTS

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.

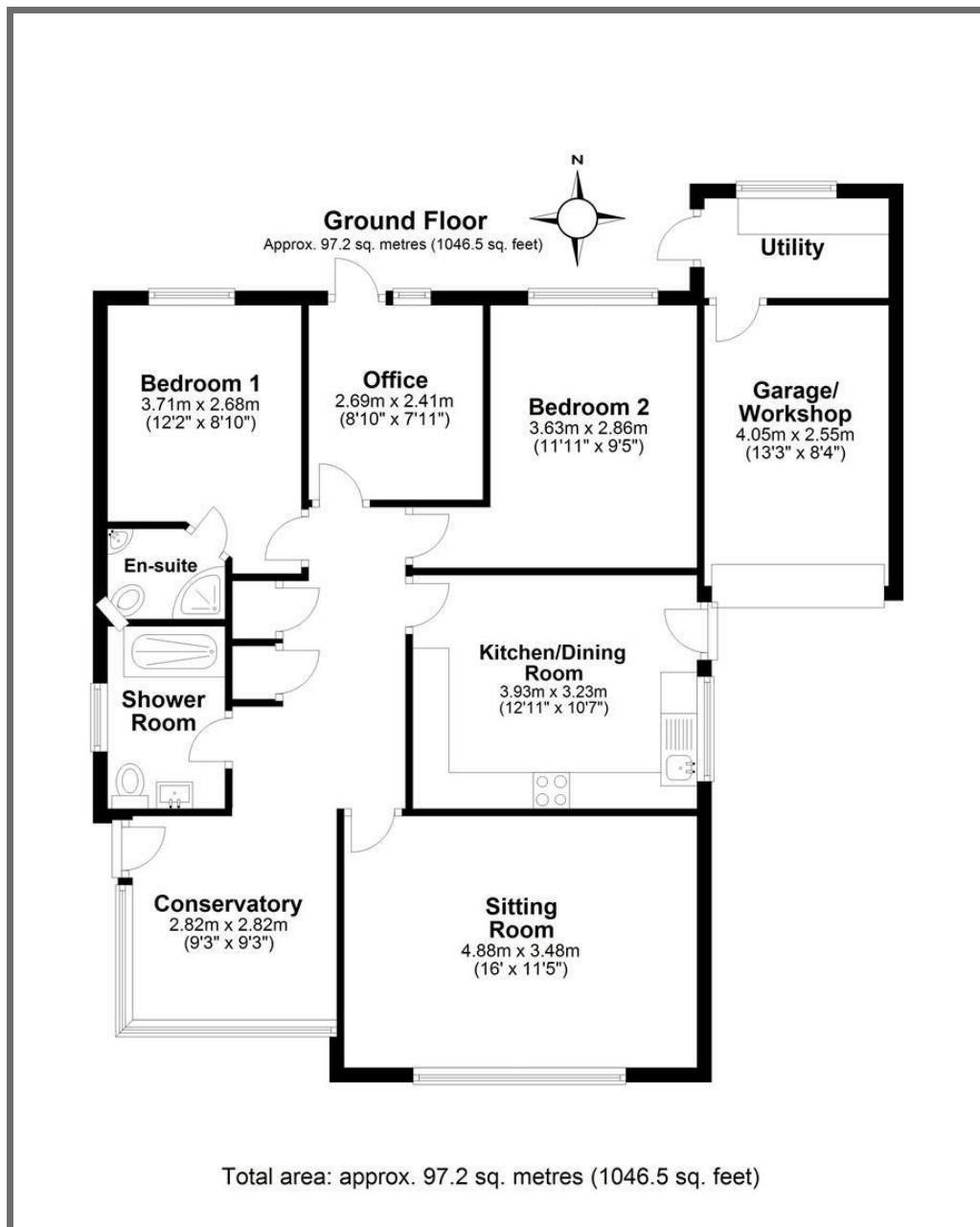


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

1 The Promenade, Kingsbridge,
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London