



**10 Cotmore Way**  
Chillington  
£345,000

*Freeborns*  
ESTATE AGENTS

A well presented semi detached 3 bedroom property with garden, garage and parking located in the village of Chillington which is approx. 5 miles from Kingsbridge and approx. 2 miles from the beach at Torcross.

No Onward Chain.





# 10 Cotmore Way, Chillington, Devon, TQ7 2HU

## DIRECTIONS

From Dartmouth Town Centre proceed up College Way, turning left signposted for Blackpool Sands, through the villages of Stoke Fleming, Strete, across Slapton Sands and on approaching the village of Chillington turning right into Green Park Way and then right into Cotmore Way and the property will be found on your left hand side.

## THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

### GROUND FLOOR

#### ENTRANCE PORCH

Composite front door with tiled floor, coat hooks.

#### LOUNGE 11'8" X 15'7" (3.56M X 4.75M)

With double glazed windows to front elevation, radiator, understairs cupboard, tv and phone points.

#### OPEN PLAN KITCHEN/DINING AREA 20'7" X 11'10" MAXIMUM MEASUREMENT (6.28 X 3.63 MAXIMUM MEASUREMENT)

DINING AREA: Tiled floor, radiator, storage cupboard, double glazed windows and door to rear garden and door to staircase.

KITCHEN: A range of modern base and eye level units with worksurfaces over, 1 1/2 bowl stainless steel sink unit with cupboard under, fitted Lamona 4 ring hob and Lamona oven with extractor hood over, tiled splashbacks, space for fridge freezer, space for dishwasher, space for washing machine and for condensing tumble dryer, double glazed window to rear elevation.

#### BEDROOM 3 9'7" X 8'7" (2.93M X 2.63M)

With radiator and double glazed windows to front elevation, tv point.

### BATHROOM

Superbly fitted with white suite, comprising paneled bath with power shower over, pedestal hand wash basin, low level WC, tiled walls with inset mirror, shaver point, tiled floor, dual towel rail, extractor fan and part mirrored wall, double glazed window to side elevation.

### FIRST FLOOR

#### LANDING

Storage cupboard housing insulated hot water cylinder with electric immersion heater and separate electric wet central heating system.

#### CLOAKROOM

Low level WC, wash hand basin, radiator, tiled floor, velux roof light, sloping ceiling.

#### BEDROOM 1 13'9" X 10'2" + WARDROBE (4.21M X 3.10M + WARDROBE)

A range of wardrobes, storage cupboard, tv point, radiator, double glazed window with fitted plantation window shutters to side elevation, access to undereaves areas.

#### BEDROOM 2 10'8" X 10'2" (3.25M X 3.10M)

Radiator, tv point, access to undereaves and loft areas, Velux window with part sloping ceiling and country views.

### OUTSIDE

The front of the property is laid mainly to lawn with a tarmac drive and parking for one vehicle, garage with an up and over door and personal door. Enclosed rear garden, which has a gated rear access to a raised patio area, raised Devon wall and modern boundary fencing, outside water tap, outside power and lighting.

## COUNCIL TAX BAND C

Amount payable approx £1700 per annum

## SERVICES

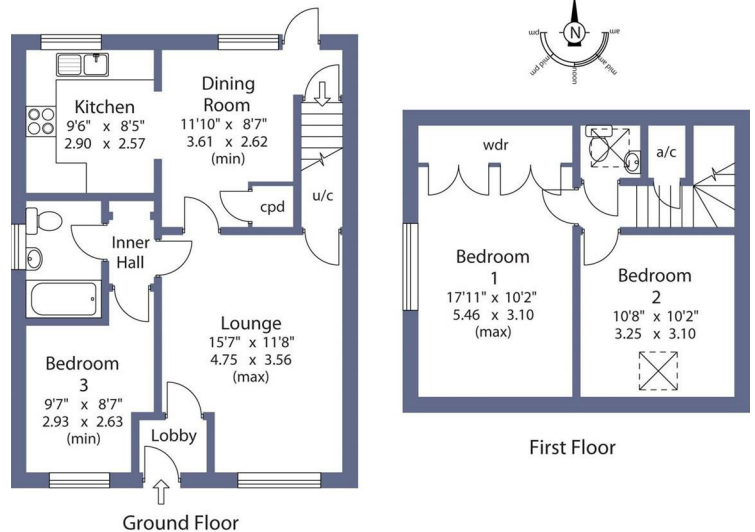
Mains electricity, water and drainage are connected.  
The property is heated via central heating.

## EPC RATING: E

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

Agent Note: In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the vendor of this property has an association with Freeborns Estate Agents.



For illustrative purposes only. Not to scale.

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