



Luscombe Maye
Estate Agents



9 Port Lane Close
Chillington
Kingsbridge
TQ7 2JA

Guide Price £310,000

Situated on the fringe of a village location with far reaching views across the village to the countryside in the distance, with wrap around garden and within walking distance of amenities. EPC F

- Well-maintained wraparound sun trap garden
- Potential to update
- Driveway parking and garage
- Walking distance to amenities
- Countryside vistas



Full Description

HOW TO GET THERE

From Kingsbridge take the A379 road towards Dartmouth passing through the villages of West Charleton, East Charleton and Frogmore and continue into the village of Chillington. Turn left into Port Lane and then the next left into Port Lane Close. Number 9 can be found at the top of the cul-de-sac.

SITUATION

Port Lane Close is an established and well cared for cul-de-sac situated on the edge of the village bordering nearby farm land. Positioned within easy walking distance of village amenities.

Chillington offers a wide range of amenities including village store and Post Office, Health Centre, Bakery, Hair dressers and Public House. The village is conveniently located with a regular bus stopping every hour throughout the day with routes to Dartmouth and Kingsbridge. Chillington is situated within the parish of Stokenham which offers a primary school rated outstanding and a further two public houses together with a Church.

The market town of Kingsbridge is about 5 miles away and there is a wide variety of independent shops, supermarkets and amenities including leisure centre and Cottage Hospital. There is a further primary school at nearby West Charleton and secondary schooling at Kingsbridge Community College.

The sea at Torcross and the famous Slapton Ley fresh water nature reserve are about 3 miles to the east and to the south lies the Prawle Point peninsular, the most southerly part of Devon. Much of the coastline is managed by the National Trust with miles of walks along the rugged coastal path.

DESCRIPTION

9 Port Lane Close is a detached 3 bedroom bungalow positioned on a south facing plot with far reaching views across Chillington.

The well maintained property offers light and airy living accommodation with uPVC framed double glazed windows throughout with electric night store heaters. The gardens have been well landscaped and immaculately maintained and provides two patio areas positioned to enjoy the sunshine throughout the day. The property benefits from storage in the single detached garage together with garden shed to the rear. A timber framed summer house can also be enjoyed in all weathers.

THE ACCOMMODATION COMPRISES:

UPVC Framed double glazed window and sliding door to:

ENTRANCE PORCH

With space for coats etc: Door with glazed panels to:

ENTRANCE HALLWAY

A spacious entrance hallway with telephone point and night store heater.

KITCHEN

With range of wall and floor wood effect units with work surface and inset stainless steel sink unit with single drainer and mixer taps with tiled splash back and surround. Eye level electric HOTPOINT oven and 4 ring electric hob. Under counter space and plumbing for washing machine and space for fridge and freezer. Dual aspect uPVC framed windows to side and rear, space for small table and chairs, night store heater.

LIVING ROOM

A bright dual aspect room with far reaching views across the village to the countryside in the distance. Feature stone fire place with timber mantel piece. Night storage heater. Telephone and TV point.

BEDROOM 1

A bright double bedroom with window to the front aspect with range of fitted wardrobes.

BEDROOM 2

A bright double bedroom with window to the side aspect with range of fitted wardrobes.

BEDROOM 3

With window to the rear with fitted wardrobes.

FAMILY BATHROOM

A white 3 piece suite with panelled bath with MIRA electric shower, low level WC and pedestal hand basin with tiled surround and splash back. Wall mounted mirrored vanity unit, heated towel rail, window to rear.

From the kitchen a door leads to:

REAR ENTRANCE LOBBY

With door to outside

WC

With low level WC and wall mounted hand basin, window to rear.

OUTSIDE

To the front of the property is a driveway with parking for several vehicles leading to a detached single garage with up and over door. There is a level lawn to the front, bordered by a variety of shrubs and bushes. A wrought iron gate leads to the rear garden.

The rear of the property is laid mainly to lawn enclosed by a Devon bank adjoining farm land and a patio area with spacious summer house and an ideal area for alfresco dining. A further

patio and seating area can be found behind the garage to enjoy the evening sun. The garden is immaculately maintained with a good degree of privacy all round.

TENURE

Freehold

SERVICES

Mains Electricity, water and drainage.

COUNCIL TAX

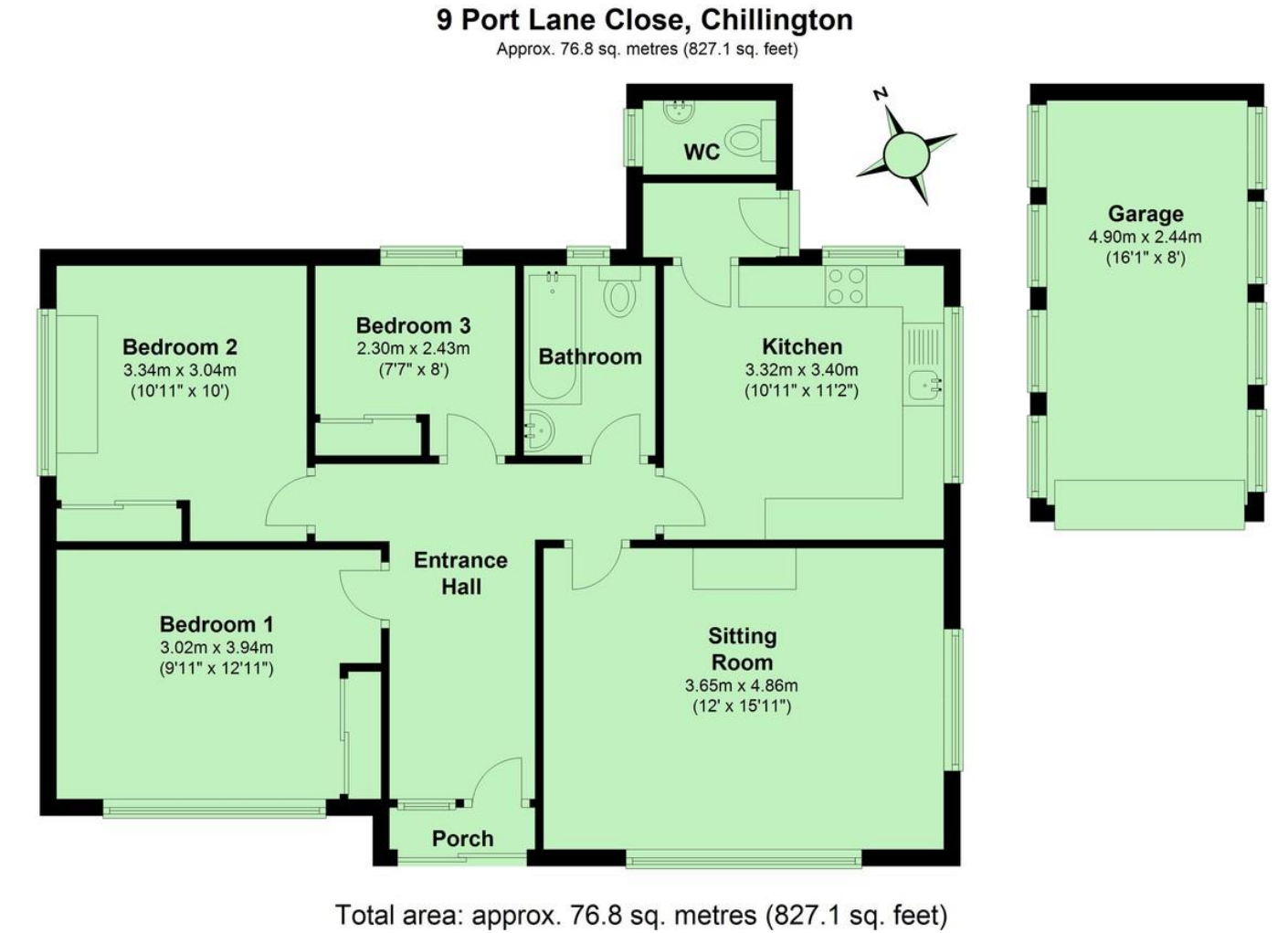
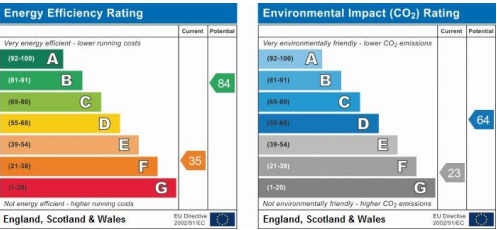
The property is council band 'D'

LOCAL AUTHORITY

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

VIEWING

Strictly by appointment with the agents:
Luscombe Maye
62 Fore Street
Kingsbridge
Devon
TQ7 1PP
Tel: 01548 857474



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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