

4, Helmers Way

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Chillington, Kingsbridge, TQ7 2EZ

Kingsbridge 5 miles, Totnes 13 miles, Plymouth 29 miles

A bright and spacious three-bedroom semi detached house with parking, countryside views and offered with no onward chain

- Spacious and bright accommodation
- Well-fitted kitchen with integrated appliances
- Two further bedrooms, one ideal as a study or home office
- Freehold sale
- Spacious sitting room with fireplace and conservatory
- Principal bedroom with en suite shower room and built-in wardrobe
- Two allocated parking spaces
- Council Tax Band: C

Guide Price £290,000

SITUATION

Chillington is a thriving village with its own pub, post office/general stores and centrally-located health centre. There are excellent primary schools in the neighbouring villages of Stokenham and West Charleton. It is some 4 miles from Kingsbridge, a market town at the head of the Salcombe estuary with an excellent range of shops and local facilities which include a health centre/ cottage hospital, an outstanding secondary school and a sports centre. The sailing town of Salcombe, with its wonderful beaches and many shops and boutiques, is just a 20 minute drive away whilst the beach at Torcross is just 5 minutes away. There is a slipway one mile away at Frogmore, which is situated at the head of a tidal creek off the Kingsbridge Estuary whilst Torcross, adjacent to Start Bay, is two miles away.

DESCRIPTION

4 Helmers Way is a very well-presented three-bedroom semi detached house, built in 2011, and offered to the market with no onward chain. The property has been well maintained by the current owner and is now being sold following a period as a successful rental property. The house has the benefit of a solar array on the roof which assists with energy consumption and provides a feed-in tariff payment.







ACCOMMODATION

The property is approached via a tiled entrance hallway with stairs rising to the first floor. From the hallway there is access to a ground floor cloakroom and a glazed door leading through to the well-fitted kitchen. The tiled flooring continues throughout these areas, creating a seamless flow.

The kitchen is fitted with a comprehensive range of base and eye-level units beneath granite work surfaces, complemented by integrated appliances including a double electric oven with four-ring electric hob, full-size fridge and freezer, integrated dishwasher and a Hotpoint washing machine. The kitchen is large enough to accommodate a small dining table.

The spacious sitting room is carpeted and features a large under-stairs storage cupboard. A fireplace with surround and inset electric fire provides a focal point, while a window to the front and a pair of patio doors to the rear bring in plenty of natural light. The patio doors open into the conservatory, which is a valuable addition to the property, offering further living space and direct access through double patio doors to the rear courtyard garden. This creates a natural connection between the house and outdoor space, ideal for both everyday living and entertaining.

UPSTAIRS

The first-floor landing provides access to three bedrooms and the family bathroom. The family bathroom is fully tiled and fitted with a modern white three-piece suite, including a bath with shower attachment over.

Two of the bedrooms are generous double rooms, with the principal bedroom enjoying the benefit of an en suite shower room and a built-in double wardrobe with mirrored sliding doors. The third bedroom is a comfortable single room, ideally suited as a study or home office.

From the bedrooms there are far-reaching views over part of the village and out towards the surrounding countryside.

The airing cupboard on the landing houses the hot water cylinder and the Heatrae Sadia electric boiler, which provides the central heating system.

OUTSIDE

To the front of the property there is a private parking space, with an additional allocated space to the side. A side gate leads through to the enclosed rear courtyard garden, which is attractively presented with mature shrubs and ample space for a timber garden shed.

SERVICES

Mains electricity, water and drainage. Electric central heating. On the roof there is a duel cell Panasonic solar panel array, fitted in 2012 and provides a feed-in tariff to the owner of the property. According to Ofcom, up to superfast broadband and good mobile coverage is available at this property.

AGENTS NOTE

Whilst the property is Freehold, maintenance of the communal land which includes the private estate road, the verges and various trees are managed by Remus with a current monthly service charge of £39/month.

LOCAL AUTHORITY

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

DIRECTIONS

From Kingsbridge, take the A379 coastal road towards Dartmouth. After around 4 miles, enter Chillington and after The Bear And Blacksmith pub on your right turn right into Helmers Way. The property is on the right hand side. Parking is allocated with one space in front and one to the side of the house.

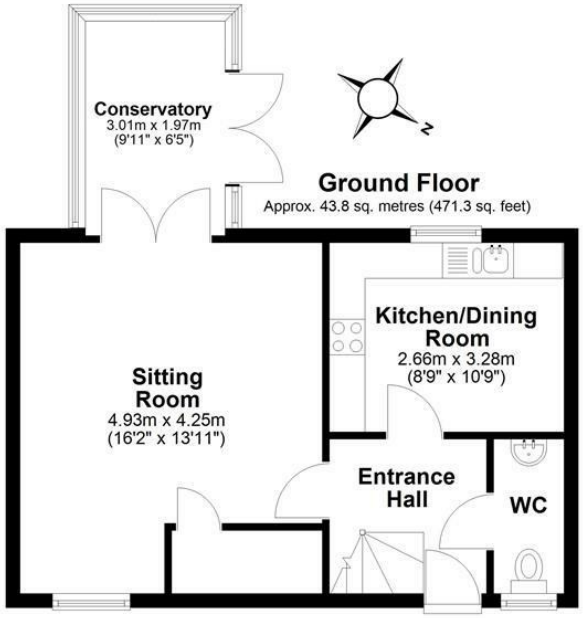


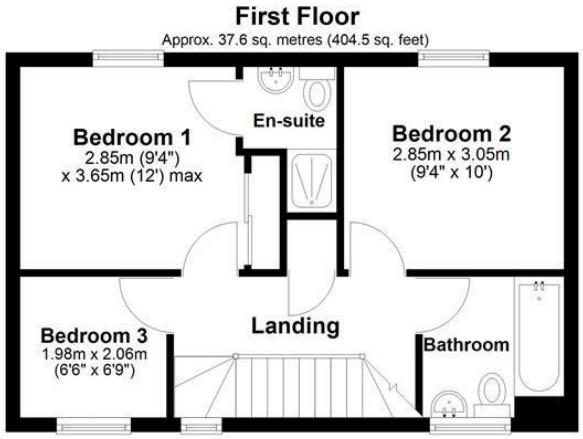




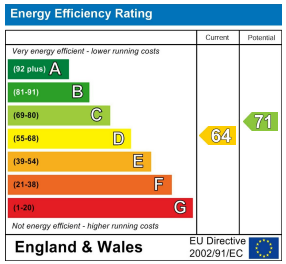
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Total area: approx. 81.4 sq. metres (875.8 sq. feet)



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