

£350,000

FOR SALE



## Fairfield Way, Chillington

- ❖ Three Bedrooms
- ❖ Semi Detached
- ❖ Driveway Parking
- ❖ Spacious Kitchen - Diner
- ❖ Village Location
- ❖ Catchment area for Stokenham Primary
- ❖ Garage / Workshop
- ❖ Popular Village location
- ❖ Council Tax Band C
- ❖ EPC E
- ❖ Two Storey



## 17 Fairfield Way, Chillington

### Property Summary:

A well presented 3 bedroom semi-detached property in a popular village location within the catchment area of Stokenham Primary School and a short walk from the local shop. This property benefits from an enclosed garden, garage and parking and is located at the end of a cul-de-sac.

### About the Area:

Chillington is a popular village around 5 miles from the market town of Kingsbridge with an award-winning pub and restaurant, post office/general stores and a health centre. The excellent primary schools of Stokenham and West Charleton CofE are minutes away in neighboring villages. The beach at Torcross is just 5 minutes to the east and for any boat lovers, there is a slipway one mile away at Frogmore. Chillington is also on the bus route towards the pretty town of Dartmouth with some stunning views along the way.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

[www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)



### **The Property:**

17 Fairfield Way is a semi-detached three bedroom house located at the end of a cul-de-sac, in the heart of this highly desired village, within a level walk to the shop and other amenities. The property benefits from driveway parking, a garage and front and rear gardens.

You will enter through a UPVC front door into a small enclosed double glazed porch, with room to take off muddy shoes after a long walk in the countryside. Continue through another UPVC door into a bright lounge which is of a good size and benefits from a large double glazed window and open fire with stone surround.

The hallway has doors to the third bedroom, bathroom and kitchen.

Bedroom 3 is a good-sized bedroom currently being utilised as an office. There is a window overlooking the front garden and an electric heater.

The bathroom consists of a white suite of bath with mixer tap with shower over, WC and basin and white tiles on the wall and black floor tiles giving it a modern and fresh feel.

The kitchen/diner is a large room with a range of white wall and base units with wood effect work surface above. With plenty of cupboards, you will certainly not run out of space for all your kitchen requirements. There is an electric oven with stainless steel extractor over, an integrated dishwasher and fridge freezer. Above the white sink and drainer is a window overlooking the garden which brings in lots of natural light. The floor is tiled, perfect for easy cleaning and there is space for a kitchen table as well as a couple of built-in cupboards for additional storage. The rear UPVC stable door leads through to the garden.

### **Upstairs:**

On the second floor, the hallway leads to the bedrooms and a separate WC.

Bedroom 2, currently also used as an office, is a good-sized double bedroom with skylight window.

The main bedroom is a large double bedroom with plenty of built in wardrobes for storage and a skylight window. There is also additional storage built in to the eaves.

The WC is a handy addition upstairs and is a white suite consisting of WC and basin.

### **Outside:**

To the front of the property is a lawned area and driveway leading to the garage. The garage has power and light, with drainage for the washing machine making it the perfect additional utility area. There is a useful pedestrian door to the rear garden.

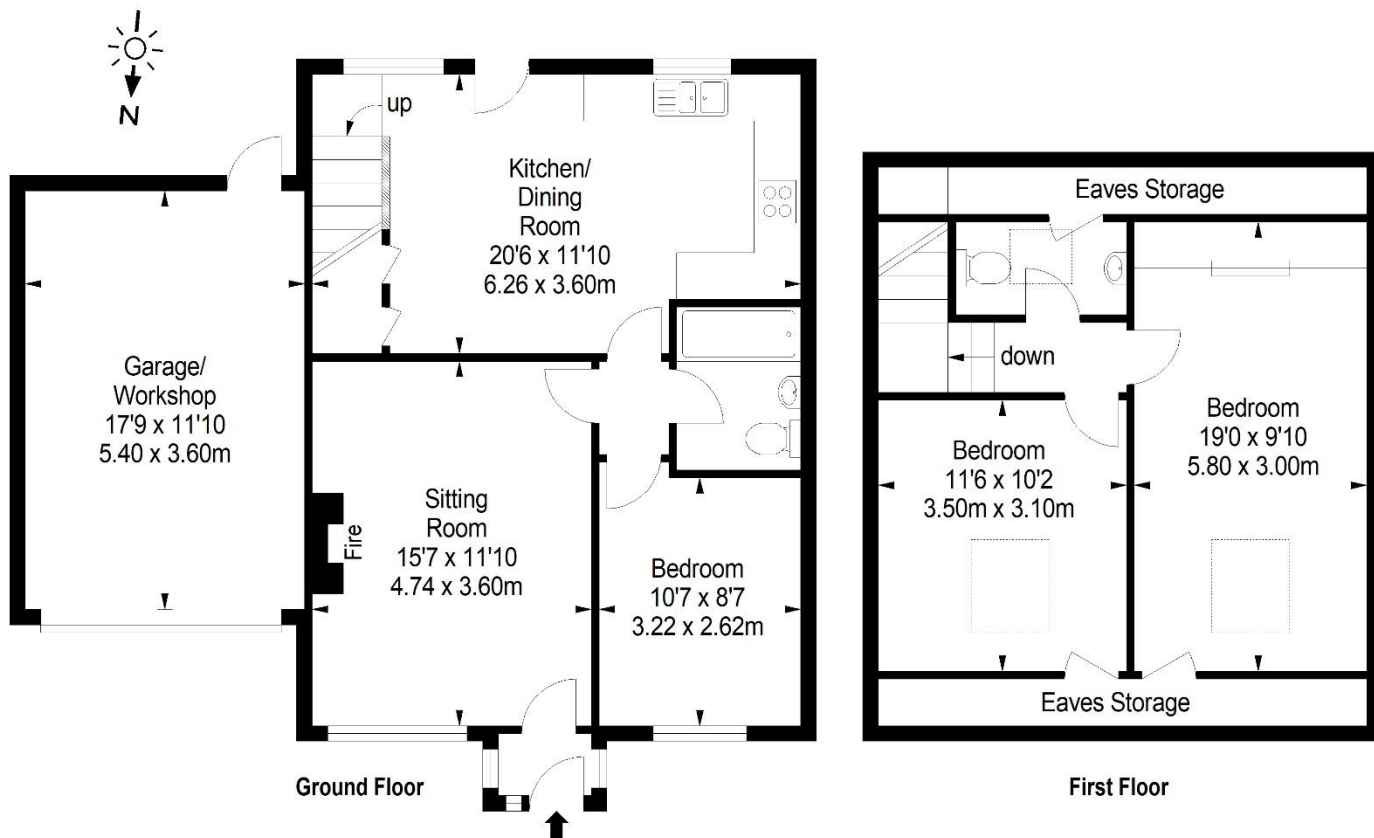
The garden to the rear is fully enclosed and is part patio and part laid to lawn with flowerbeds to the edges containing well-established shrubs. It is a lovely private sun trap haven.

### **Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

**COUNCIL:** South Hams District Council. Band C  
**SERVICES:** Mains water, drainage, electric heating.

**TENURE:** Freehold  
**EPC RATING:** E



Approximate Gross Internal Area = 99.40 sqm / 1070 sq ft  
 Approximate Gross Garage Area = 19.42 sqm / 209 sq ft

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.