



Luscombe Maye
Since 1873

Chillington, Kingsbridge

Guide Price £300,000

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Luscombe Maye are pleased to present this three-bedroom link-detached home, offering flexible accommodation, a garage with driveway parking and an enclosed rear garden. Occupying a desirable corner plot, the property offers excellent potential for multi-generational living or those seeking the convenience of ground floor bedroom and bathroom facilities offered with no chain.

Stepping through the entrance porch, you are welcomed into a generous sitting room, a bright and comfortable space featuring an attractive fireplace, creating an ideal setting to relax or entertain.

Leading through, the spacious kitchen/dining room offers an excellent range of fitted units, extensive worktop space, integrated oven and ample room for a family dining table. Adjoining the kitchen is a delightful conservatory, providing an additional reception space that enjoys views over the garden and offers direct access outside, making it the perfect spot for morning coffee, reading or simply unwinding.

The ground floor also benefits from a family bathroom and a versatile bedroom, making it particularly well suited to those seeking single-level living, multi-generational accommodation or a dedicated guest bedroom or home office.

Stairs rise to the first floor where there are two well-proportioned double bedrooms. The principal bedroom benefits from built-in storage, while both bedrooms enjoy useful access to generous eaves storage. A second bathroom serves the first floor, providing practical accommodation for family life.

Outside, the enclosed rear garden has been designed for ease of maintenance, with a generous patio providing the perfect setting for outdoor dining, entertaining or simply enjoying the warmer months. Side access adds further convenience.

To the front, the property enjoys a driveway leading to a garage, ideal for parking or additional storage. A particularly useful adjoining store room, with direct access into the garage, offers an excellent space for hobbies, a workshop or further household storage.

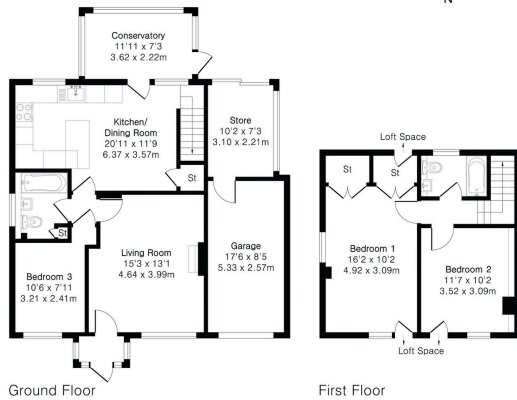


Approximate Gross Internal Area 1091 sq ft - 101 sq m
(Excluding Garage)

Ground Floor Area 682 sq ft - 63 sq m

First Floor Area 409 sq ft - 38 sq m

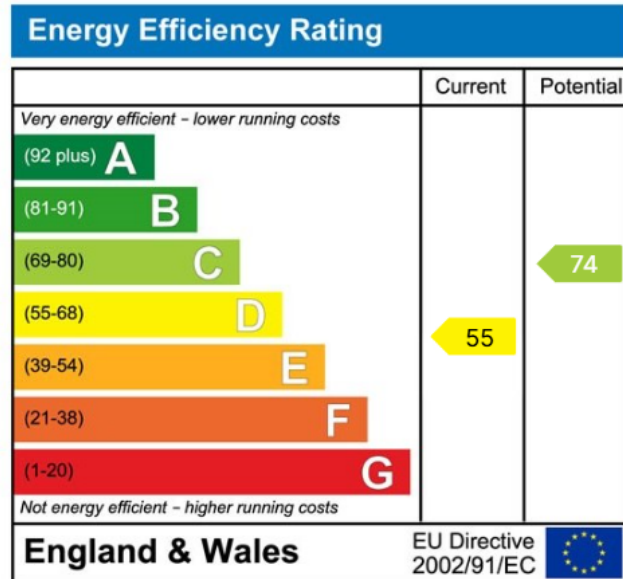
Garage Area 218 sq ft - 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for errors, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

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- No Onward Chain
- Three Bedrooms
- Generous Corner plot
- Flexible Accommodation
- Two Bathrooms
- Peaceful Village Location
- Conservatory
- Garage and Driveway



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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Kingsbridge:
62 Fore Street, Kingsbridge TQ7 1PP
01548 857474
kingsbridge@luscombemaye.com
www.luscombemaye.com