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LEIGH COTTAGE

CHILLINGTON



TQ7 2JY



LEIGH COTTAGE

GROUND FLOOR

Living/Dining Room | Kitchen

FIRST FLOOR

Family Shower Room | Bedroom 1 | Bedroom 2

SECOND FLOOR

Bedroom 3

EXTERNAL

Courtyard | Allocated Parking Space



“Charming three-bedroom cottage, beautifully renovated with modern updates and traditional features”...

Leigh Cottage is a charming three-bedroom mid-terrace home nestled in the heart of Chillington, a picturesque village with excellent local amenities and convenient access to the nearby towns of Dartmouth and Kingsbridge. This beautifully presented property has been tastefully renovated to blend modern comforts with its traditional cottage character, creating a warm and inviting atmosphere.

- 3 well proportioned bedrooms
- Walking distance to village shop, pub and medical centre
- Located on the A379 bus route.
- Benefits from a parking space around the rear
- Courtyard garden

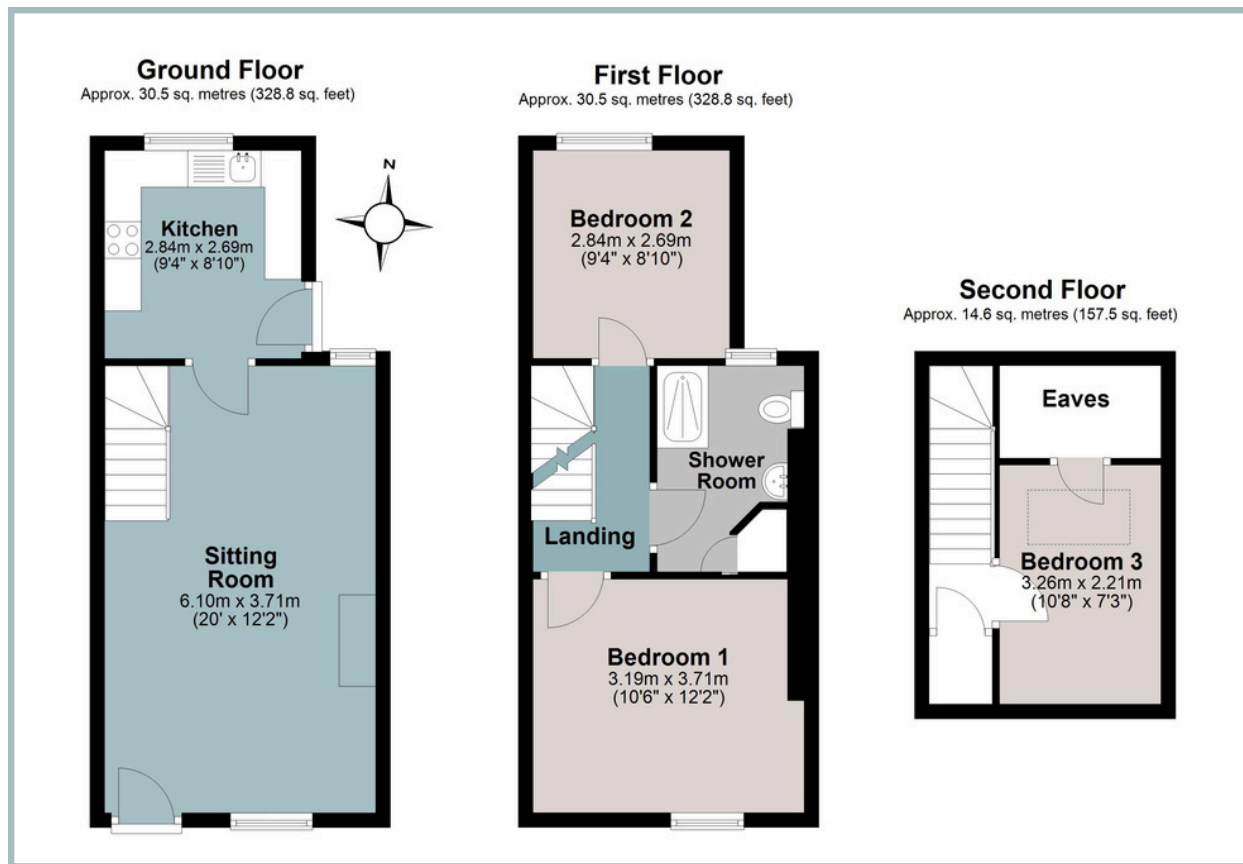
Set across three floors, it offers a spacious open-plan living and dining area, with charming features such as exposed stone walls and a striking fireplace adding to its appeal. The well-appointed kitchen provides direct access to a delightful rear courtyard garden, offering a private outdoor space to enjoy.

The first floor comprises two generously sized double bedrooms, both filled with natural light, alongside a stylishly refurbished shower room. The top floor boasts a single bedroom with built-in storage, further enhanced by the recent addition of a Velux window, which floods the space with light.

Additional updates include new electric heating and a modernised shower room, ensuring the property is move-in ready. With its blend of charm, comfort, and practicality, Leigh Cottage is a wonderful opportunity for those seeking a beautifully maintained home in a desirable village location.



TOTAL APPROXIMATE AREA: 75.7 SQ METRE815.0 SQ FT



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113 FORE ST, KINGSBRIDGE TQ7 1BG
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric heating

EPC: 35 F

Viewings: Very strictly by appointment only

Location: Located in the pretty South Hams village of Chillington, a short distance from the spectacular coastline of Torcross and Slapton Ley Nature Reserve, which lies south of the estuary town of Kingsbridge.

Chillington itself offers a thriving community feel with an award winning Village Inn, post office with shop and a health centre with pharmacy. The nearby villages of Stokenham and West Charleton offer excellent primary schooling too. Nearby, Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community.

Directions: From our Kingsbridge office, take the A379 towards Dartmouth. Follow the main road through Chillington, passing the Bear and Blacksmith pub which is situated along the main road. Follow the road through the village and the property is located on the left hand side after the village Post Office.

What three words: ///different.ivory.juggle

Kingsbridge 4.5 miles - Totnes 13.6 miles (Railway link to London Paddington) - Dartmouth 11.7 miles