



**Primrose Cottage**  
**Chillington**  
**Kingsbridge**  
**Devon**  
**TQ7 2LD**

**Offers in Excess of £420,000**

**bettermove**

## Kingsbridge

Bettermove are proud to present this charming 18th Century 4 bedroom Detached Cottage in the sought after area of Chillington available with no forward chain. This property has been tastefully modernised throughout but still retains many original character features.

The property benefits from double glazing, mains electricity, air source heat pump and ample on street parking available nearby.

The interior of this beautifully presented property comprises a spacious and open plan living room & dining room, the fitted kitchen/breakfast room, utility room and bathroom on the ground floor. The first floor consists of three bedrooms and the family bathroom. The second floor hosts the fourth bedroom. The exterior of the property boasts a private rear garden with a patio seating area, perfect for enjoying the summer months.

Located in the popular village of Chillington, the property is close to a range of amenities, including shops, post office, public house and just a short drive from a large beach in Slapton. Excellent transport connections can be found from the A379 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

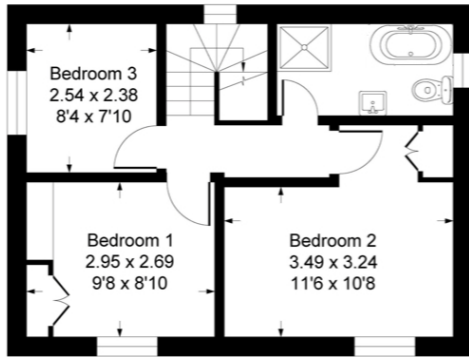
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



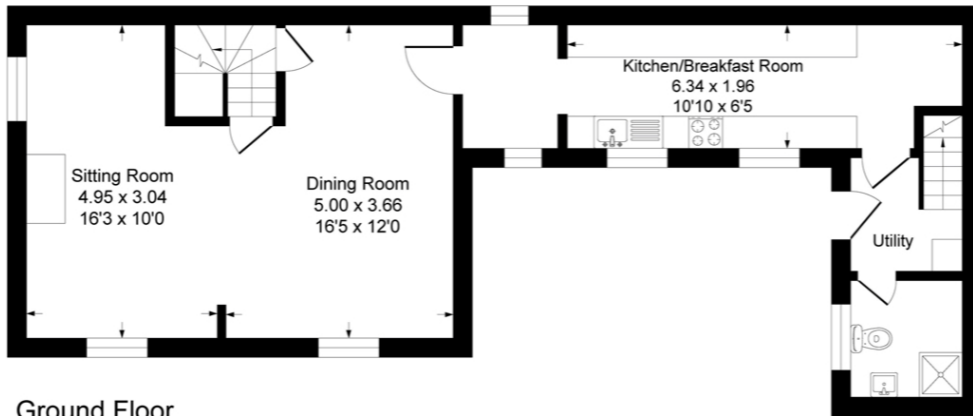
# Primrose Cottage, Chillington, Kingsbridge, TQ7 2LD

Approximate Gross Internal Floor Area = 103.0 sq m / 1108 sq ft



First Floor

First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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