



23 Helmers Way • Chillington



Welcome to 23 Helmers Way, a charming and well-appointed property that offers a delightful living experience. This spacious home is thoughtfully designed with comfort and convenience in mind, boasting a versatile layout that accommodates all your needs.

Upon entering the ground floor, you'll find a well-defined dining room that can comfortably seat up to 6 people, making it the perfect space for family gatherings and entertaining guests. Opposite to the dining room is a convenient study, providing an ideal environment for work or study at home. The ground floor also features a practical w/c, ensuring that convenience is never compromised. The heart of the home resides in the generously sized living room. French doors grace this space, allowing abundant natural light to filter in and providing seamless access to the garden.

Moving into the kitchen, you'll discover a well equipped space with plenty of worktop space and an array of wall and floor cupboards, offering ample storage for all your kitchen essentials. The kitchen comes complete with an electric hob and oven. Like the living room, the kitchen also boasts French doors, inviting you to step out into the garden, making al fresco dining a breeze.



## A substantial 5 bedroom detached house in a village location.

Ascending the stairs to the first floor, you'll find the master bedroom, complete with its own ensuite shower room for added privacy and convenience. Another double bedroom on this floor also features an ensuite shower room, perfect for accommodating guests or family members. Additionally, a cozy single room and a well-appointed family bathroom complete this level, ensuring that everyone has their own space.

The journey continues to the second floor, where you'll discover a spacious double bedroom and an additional single room. These rooms are versatile and can be adapted to suit your needs. A convenient shower room on this floor adds an extra layer of functionality to the home.

Stepping into the garden, you'll find a small patio area that currently houses a table and chairs, ideal for enjoying outdoor meals or simply basking in the sunshine. Beyond the patio, the garden is thoughtfully landscaped with a lush lawn. A sizable shed on a tiled area offers storage solutions for your gardening tools and equipment.

For added convenience, the property comes with two dedicated parking spaces, ensuring that you always have a secure place to park your vehicles.



**Tenure: Freehold**

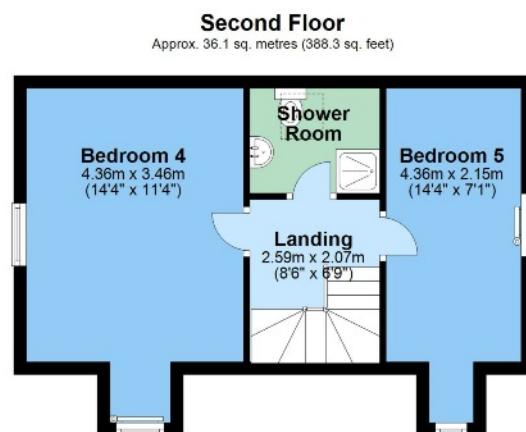
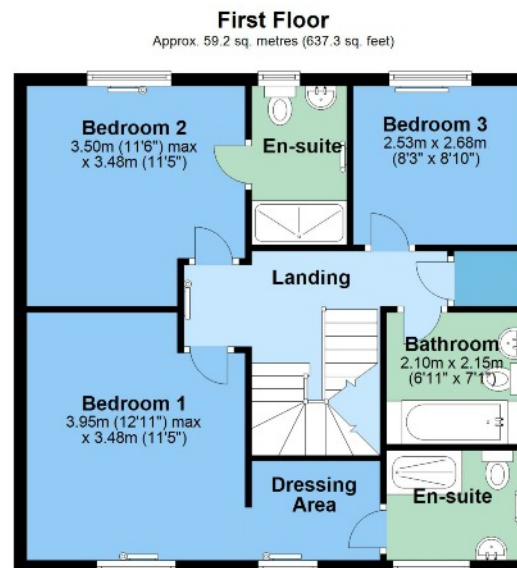
**Council Tax Band: F**

**Local Authority: South Hams District Council**

**Services: Mains electricity, water and drainage.**

**Directions:** From our Kingsbridge office, take the A379 towards Dartmouth. Follow the main road through Chillington until you reach the Bear and Blacksmith pub which is situated along the main road. Take the next right hand turn into Helmers Way where you will find number 23 down the road.

**Viewing's: Very strictly by appointment only.**



Total area: approx. 155.6 sq. metres (1674.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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