

STAGS

Appleby

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East Allington, Totnes, Devon, TQ9 7RA

Kingsbridge 5 miles. Totnes 10 miles. Slapton Sands beach 5 miles.

A superbly presented end of terrace property, situated in the heart of a desirable village, with two double bedrooms, parking, garage and garden.

- Beautifully Presented
- Desirable Village Location
- Beautifully Fitted Kitchen
- Low Maintenance Garden
- Freehold
- End Of Terrace
- Sitting Room And Sun Room
- Two Double Bedrooms
- Parking And Garage
- Council Tax Band: B

Offers In Excess Of £270,000

SITUATION

East Allington is a popular rural village which has an excellent community with a church, primary school and highly-regarded village Inn. The market town of Kingsbridge is just 5 miles away and offers an excellent range of shops, local services and facilities which include a Sports Centre, primary and secondary schools, health-centre and cottage hospital. The medieval town of Totnes with its British Rail train station is some 10 miles distant and also offers an individual range of shops, services and facilities. The coastal town of Dartmouth is also within easy driving distance, approximately 10 miles. The beaches at Slapton are approximately 4 miles away, Salcombe is around 10 miles whilst Bantham Beach is only 8 miles.

DESCRIPTION

A beautifully presented end of terrace property set in the heart of a highly desired village. The property benefits from two double bedrooms, along with its own private parking, garage and a delightful garden.







ACCOMMODATION

Steps lead up to the front door with access into a most useful and inviting porch, providing plenty of space for coats and boots. Cloakroom/WC. Door into the dual aspect, beautifully light sitting room, stairs to first floor, large understairs cupboard. The kitchen is fitted with an excellent range of contemporary wall and base units, with integrated oven, hob with extractor over. French doors lead out to a lovely sun room overlooking the garden, currently used as a dining room, but equally could double as a study, insulated roof and heating allows this room to be utilised year round. French doors lead out to the garden.

On the first floor the master bedroom is a generous double bedroom overlooking the front aspect with village and rural views, built in cupboard housing hot water cylinder, along with shelving. The second bedroom is again a double with built in wardrobes with both hanging space and shelving. The family bathroom is complete with a white suite comprising bath with Mira electric shower over, wash hand basin and WC, partly tiled with obscured window to the rear, corner cupboard, heated towel rail.

OUTSIDE

To the front of the property there is a gravel area and lawn with pathway leading to the front of the property and to the gated side access, low stone walls with planted borders.

To the rear the garden has been beautifully landscaped, with low maintenance in mind, with raised beds that have been thoughtfully planted with a range of shrubs and specimen plants to allow year round colour. Patio area and gravelled seating area

SERVICES

Mains water, electric, drainage with the latest Dimplex Quantum storage heaters and electric hot water tank on Economy 7. Superfast broadband is available at this location. Most major networks are available in this location. (OfCom).

TENURE

Freehold.

LOCAL AUTHPORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE

DIRECTIONS

From Kingsbridge proceed on the Tortnes Road A381, after approximately 3 miles take the turning to East Allington, continue along this lane. On entering East Allington the property will be found on Laburnum way 30 metres from The Fortescue Arms.

VIEWING ARRANGEMENTS

Strictly by appointment through Kingsbridge branch.

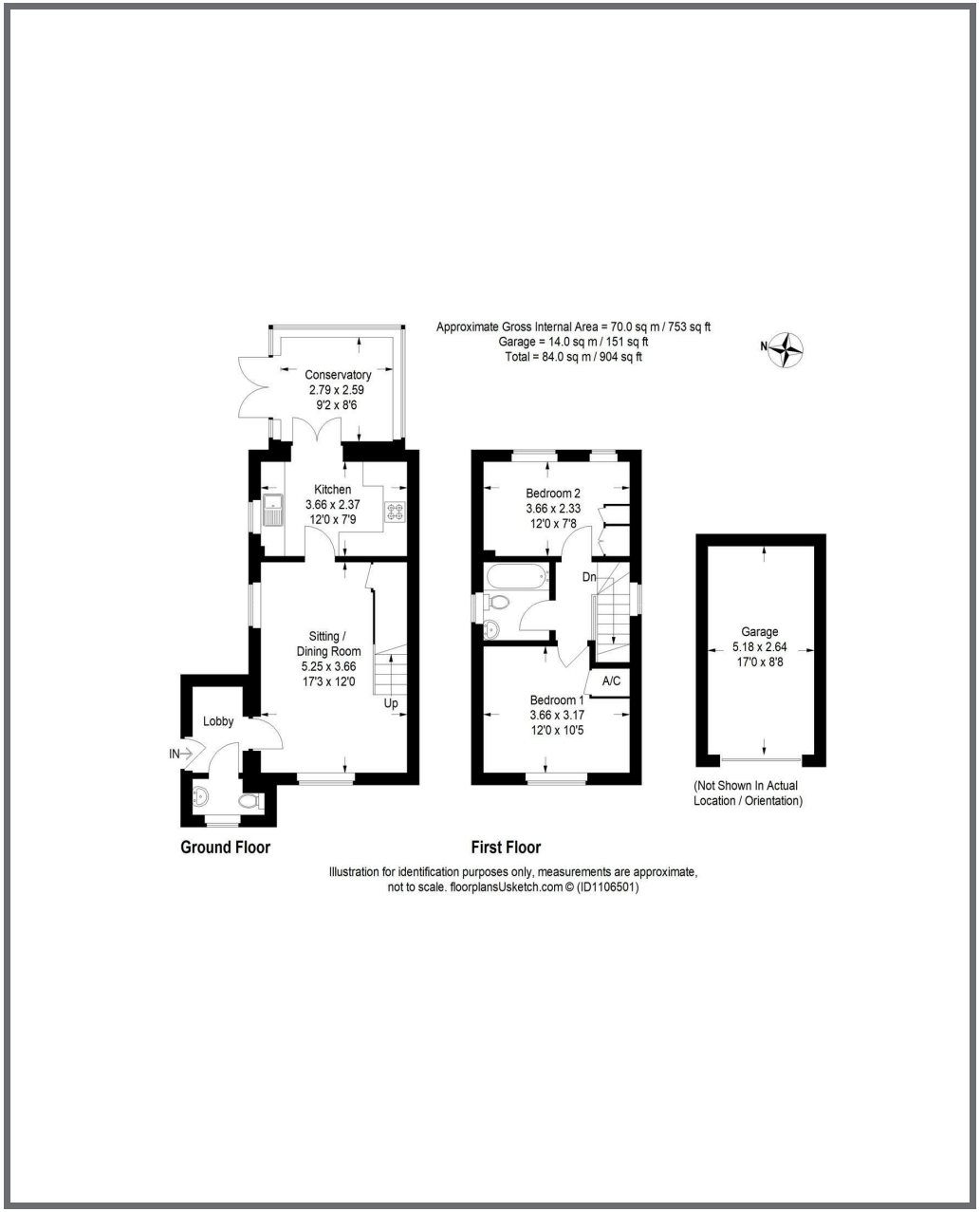


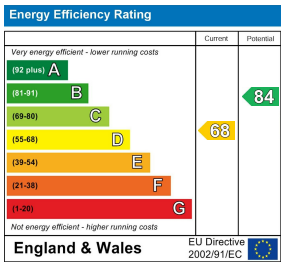




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