



- ✓ A well presented family home situated in the quiet South Hams village of East Allington
- ✓ Entrance hall
- ✓ Lounge/dining room
- ✓ Ground floor cloakroom
- ✓ Three bedrooms
- ✓ Family bathroom
- ✓ Enclosed rear gardens
- ✓ Car port and parking



A modern and well presented mid terrace family home situated in the village of East Allington with accommodation arranged over two floors comprising lounge, kitchen, cloakroom, three bedrooms and family bathroom. Outside of the property there is an enclosed garden and car port.

A part glazed door at the front of the property opens into the entrance hall where there is a wall mounted heater, stairs rising to the first floor with coat storage under, and doors to the lounge and cloakroom. The lounge is a spacious dual aspect room with a double glazed window to the front of the property, double glazed French doors opening to the rear garden and night storage heater. A door from the lounge opens into the kitchen, fitted with a range of wall and base level kitchen units, roll edge work surfaces and inset one and a half bowl sink with drainer and a fitted electric oven and hob with chimney style extractor over. There is space for fridge/freezer, space and plumbing for washing machine, ceramic tiled flooring and a double glazed window to the rear garden. The cloakroom is fitted with white suite comprising low level WC, wash hand basin, extractor fan and electric panel heater.

On the first floor landing there are doors to the airing cupboard, which houses the hot water cylinder, the three double bedrooms, the family bathroom and hatch providing access to the loft. Bedroom one has a double glazed window to the rear of the property with lovely rural

views, a built in wardrobe and wall mounted heater. Bedroom two also has a double glazed window enjoying the rural views and wall mounted heater and bedroom three a double glazed window to the front of the property, built in wardrobe and wall mounted heater. The family bathroom is part tiled and fitted with white suite comprising panelled bath with shower attachment and glazed shower screen, wash hand basin and low level WC. There is an opaque double glazed window, electric fan heater and extractor fan.

To the rear of the property the garden is mainly laid to lawn with decked area, patio area and is enclosed by timber fencing and mature hedging with borders stocked with a variety of plants and shrubs. The property benefits from a car port which also has space for parking in front.

21 Lister Way is freehold and is connected to mains water, drainage and electricity with electric heating.

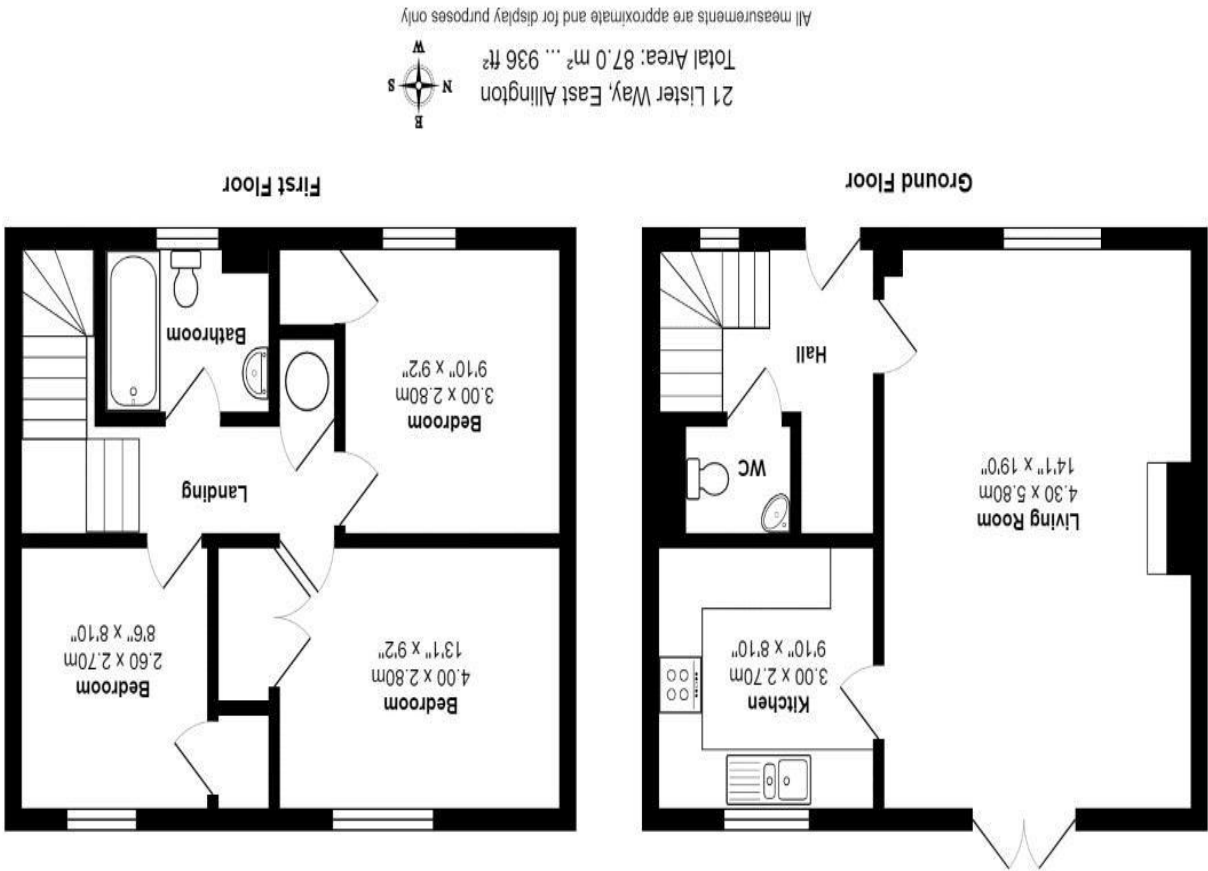
For more information to to make an appointment to view, please contact the office on 01803 866336



**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
88	68	A (92-100)	G (1-20)
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	



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21 Lister Way, East Allington, Totnes, Devon, TQ9 7RU

Ref: DWO02056

01803 866336

Guide Price £300,000

woodshomes.co.uk