



WOODLANDS
EAST ALLINGTON, TQ9 7RD


MARCHAND PETIT
COASTAL, TOWN & COUNTRY

WOODLANDS

We offer to the market this 3-bed link-attached bungalow situated in a scenic village location, backing onto open fields and having wonderful views across open countryside.

The property is bright and spacious, full of natural light and although in need of some modernisation it has a lovely homely feel to it, perfect for those seeking tranquility.

The interior comprises entrance porch with cloakroom. Large sitting/dining room with fireplace and views over the front garden. A nice kitchen with plenty of fitted units, integrated appliances and a Sandyford Range Cooker. Inner hall with built-in storage cupboards. Shower room. Three bedrooms, two doubles with fitted wardrobes and one single. Completing the accommodation is the spacious the triple aspect sunroom, this really is a great space and has fantastic views over the rear garden to countryside beyond.

Outside there are good size front and rear gardens with patio seating areas to enjoy, plus the property also benefits from off-street parking and a garage/workshop, providing convenience and security for your vehicles.

Don't miss the opportunity to put your own stamp on this delightful bungalow and turn it into your new home. Contact us today to arrange a viewing and experience the charm of village living at its finest.

The popular rural village of East Allington has a good community with a pub, church, recreation ground and well-regarded primary school and pre-school. The village is surrounded by unspoilt rolling countryside and within easy reach of the beautiful coastline, beaches, and estuaries of the South Hams. The towns of Kingsbridge, Totnes and Salcombe, with their more extensive commercial and leisure facilities, are all within easy reach.



PROPERTY DETAILS

Services - Mains electricity, water and drainage. No central heating.

EPC Rating

Band F. Current: 27, Potential: 100

Council Tax Band - C

Tenure - Freehold

Authority

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

Tel: 01803 861234.

Key Features

- Link attached bungalow
- In need of some modernisation
- Spacious sitting/dining room
- Kitchen with Sandyford Range Cooker
- Triple aspect sunroom
- 2 double and 1 single bedrooms
- Shower room and cloakroom
- Front and rear gardens
- Garage/workshop and driveway parking

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

what3words - fully.sprouting.taxpayers

From Kingsbridge take the A381 Totnes road and after about 3 miles turn right signposted East Allington. Follow this lane into the village, turn right at the junction, then right again at the Fortesque Arms pub into Greenhill where you will find the property a short way along on the right-hand side.

Mileages

Kingsbridge 4 miles; Dartmouth 11 miles; Totnes 10 miles; A38 Devon Expressway 10 miles (distances are approximate)

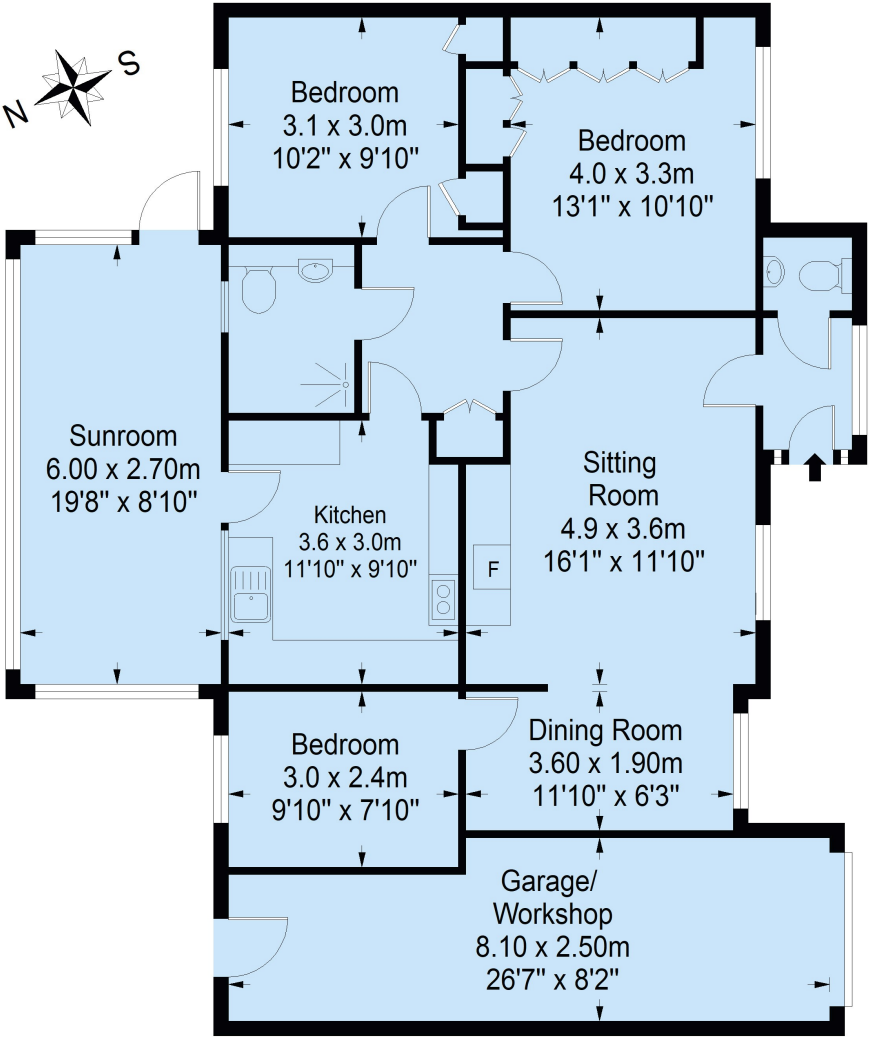
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN

NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.



Total area 100.34 Sq.m
(1080 Sq.ft) Approx.
(Excluding Garage/ Workshop)



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.