





Luscombe  
Maye 150 YEARS



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A beautifully presented three bedroom mid-terrace house located in the heart of East Allington naturally light and bright, modern accommodation, parking and a private rear garden.

- **Three Double Bedrooms**
- **Countryside Views**
- **Modern and Contemporary**
- **Enclosed Rear Garden**
- **Naturally Light and Bright**
- **Beautifully Presented**
- **Nearby Amenities and School**
- **Visitor Parking and Carport**
- **Short Drive to the Coast**
- **Quiet Village Location**
- **Spacious Accommodation**

## 21 Lister Way

East Allington, TQ9 7RU

21 Lister Way is a beautifully presented three-bedroom family home located in the heart of the countryside village of East Allington only a short drive from the coast at Slapton and benefiting from a village shop, public house, primary school and nearby countryside walks.

This delightful property offers modern accommodation comprising entrance hall with ample space for shoes and coats, downstairs cloakroom, a large living room with dual aspect windows providing an abundance of natural light and patio doors leading to the enclosed, mainly laid to lawn rear garden. From the living room is access to the kitchen with a range of wall and floor mounted units, integrated oven and hob, spaces for washing machine, fridge and freezer.

The first floor offers three spacious double bedroom all with built in storage, the master bedroom is a large double with views over the surrounding countryside and wildlife. There is also a contemporary family bathroom comprising bath with shower over with a glazed shower screen, wash hand basin and WC.

To the rear of this lovely home is the beautiful rear garden, mainly laid to lawn with a patio area and range of mature flowers and shrubs climbing the bank to the rear. The garden is completely enclosed surrounded by timber fencing.

The property benefits from a car port with a further parking space to the front, there is also visitors parking throughout Lister Way.



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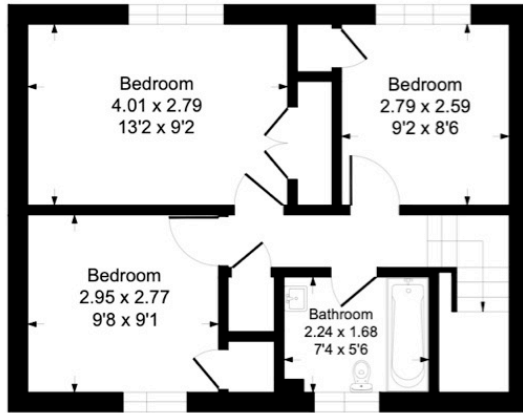
[www.luscombemaye.com](http://www.luscombemaye.com)

# 21 Lister Way, East Allington, TQ9 7RU

Approximate Gross Internal Floor Area = 84.6 sq m / 912 sq ft

Carport Area = 13.9 sq m / 150 sq ft

Total Area = 98.5 sq m / 1062 sq ft



First Floor

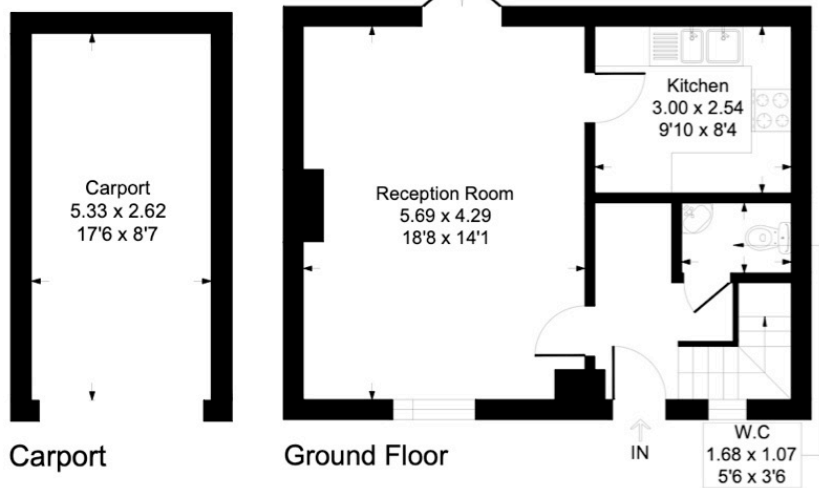


Illustration for identification purposes only, measurements are approximate, not to scale.

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## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

The property is in Council Tax Band C.

## TENURE

Freehold.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

## VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 800178.

## DIRECTIONS

Upon entering East Allington continue straight and take the second turning into Lister Way. Follow the road round and number 21 can be found at the top.

