



Luscombe Maye

Since 1873

East Allington, Totnes, TQ9 7PZ

£525,000

3 1 2



An exciting opportunity to purchase a detached bungalow, set in a quiet and peaceful location boasting countryside views. The bungalow offers spacious and convenient living accommodation, set on one floor and consisting of a warm and inviting lounge with open fire and large picture window which allows an abundance of natural light to flow throughout. The kitchen and separate dining room are both well proportioned offering plenty of room for cooking, dining or entertaining. Just off the kitchen you will find a utility and shower room, adding to the convenience. The bedrooms are light and airy with built in storage and served by a family bathroom and separate WC.

A driveway leads you up to the front of the house, where you will notice a large, integral garage. The bungalow sits on an elevated plot having a wonderful countryside outlook. Offering a degree of privacy, the wrap around garden is mainly laid to lawn with mature shrubs and hedges.

The bungalow is located on the edge 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 abundant nearby countryside walks.

SERVICES

Mains electricity and water, private drainage (septic tank). Oil fired central heating.

COUNCIL TAX

The property is council band 'E'

DIRECTIONS

What3words//woods.haunt.excavated



Pondfield, East Allington, Kingsbridge, TQ9 7PZ

Approximate Gross Internal Floor Area = 137.7 sq m / 1483 sq ft
 Garage Area = 23.7 sq m / 255 sq ft
 Total Area = 161.4 sq m / 1738 sq ft

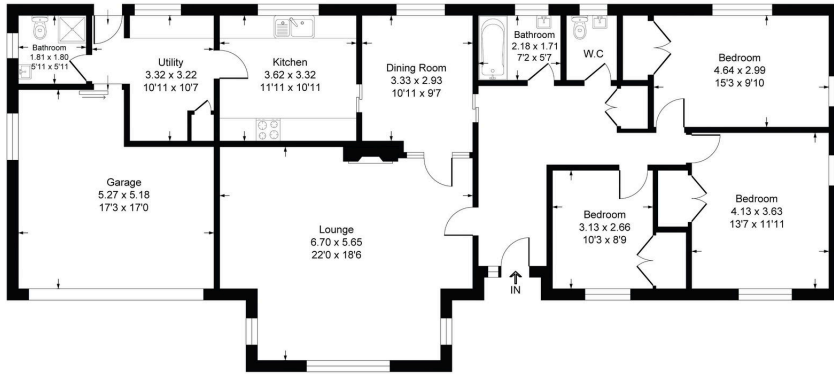


Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached bungalow
- Quiet & peaceful location
- Spacious living accommodation
- 3 bedrooms
- Wrap around garden
- Driveway & garage
- Spacious lounge
- Rural outlook



Address: Pondfield, East Allington, TOTNES, TQ9 7PZ

RRN: 9715-3042-6201-3204-2204

Energy Rating



England & Wales

EU Directive 2002/91/EC

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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