



CHI

15 LISTER WAY

EAST ALLINGTON



TQ9 7RU



15 LISTER WAY

GROUND FLOOR

Entrance Hallway | Open-Plan Kitchen/Living/Dining Room

FIRST FLOOR

Family Bathroom | Bedroom 2 | Bedroom 3

SECOND FLOOR

Bedroom 1 With En-Suite Shower Room

EXTERNAL

Allocated Parking Space | Rear Courtyard



“A well presented 3 bedroom modern property with parking ”...

This spacious semi-detached property is tucked away in a quiet cul-de-sac position. On the ground floor, an entrance porch/hallway leads into a bright and airy open-plan living, kitchen and dining area.

- Open plan living
- 3 well proportioned bedrooms
- Parking space and low maintenance courtyard
- Situated in a village and walking distance from the pub
- Nearby towns such as Kingsbridge only a short drive away

The modern kitchen is fully fitted with a range of units and includes space for white goods. Just off the kitchen, a handy storage cupboard houses the tumble dryer, while a rear door opens out to the private courtyard.

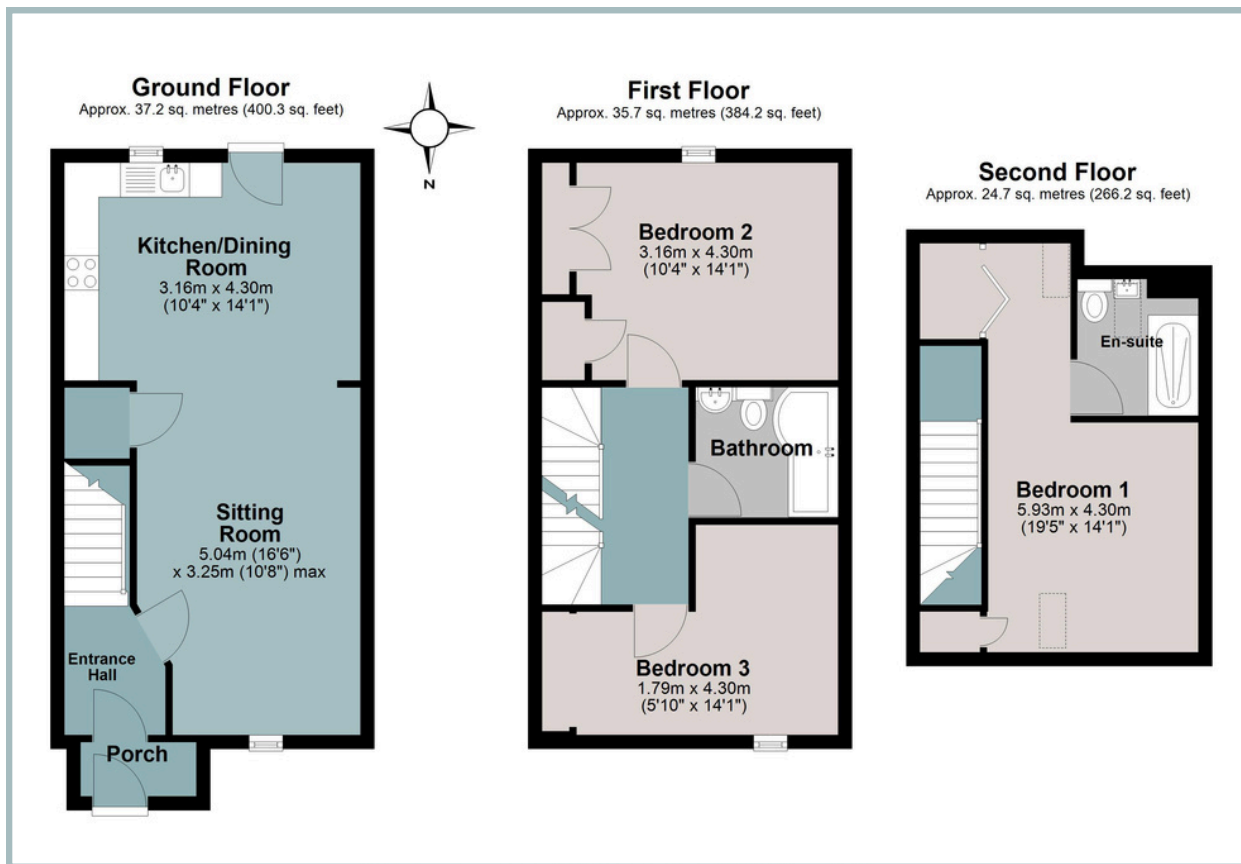
The courtyard is low-maintenance, consisting of a paved area with the added benefit of side access.

On the first floor, there are two well-proportioned bedrooms along with a stylish family bathroom featuring a shower over the bath. The top floor consists of a generous principal bedroom complete with its own ensuite shower room and built in wardrobes.

Finished to a modern standard throughout, this home is ready to move straight into and offers true turn-key appeal. Externally, there is a parking space to the front of the property.



TOTAL APPROXIMATE AREA: 97.6 SQ M 1050.6 SQ FT



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Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Electric Heating

Service Fee: Approx. £90 per annum to the contribution of the Lister Way Estate,

EPC:Current D (60) Potential C (80)

Viewings: Very strictly by appointment only

Location: The popular rural village of East Allington offers a thriving local community with an Inn, church, well regarded primary school, pre-school, and a community village shop. Surrounded by unspoiled rolling countryside the village is 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.

Directions: From our office, turn right onto Duncombe Street and continue along the road, bearing left leaving Kingsbridge. At the roundabout, take the second exit onto the A381, heading towards Totnes. After 1 mile turn right where East Allington is sign posted. Follow this road for around 1 mile into the village. As you enter, bear left, then take the next right into Lister Way. The property will be on the left-hand side.

What Three Words [///client.decisive.summaries](https://client.decisive.summaries)

Kingsbridge 4.4 miles - Totnes 10 miles (Railway link to London Paddington) - Dartmouth 11.4 miles