



1 Vineyard Terrace



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East Allington, Totnes, TQ9 7QZ

Kingsbridge 5 miles. Totnes 10 miles. Slapton Sands beach 5 miles.

A well-presented home in the heart of a desirable village with three double bedrooms, converted attic room and good size rear garden.

- Well Presented Character Home
- Light & Spacious Throughout
- Lounge/Diner with Wood Burning Stove
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Converted Attic Room
- Enclosed Rear Garden
- Driveway Parking
- Freehold – Council Tax Band D

Guide Price £375,000

East Allington is a popular rural village which has an excellent community with a church, primary school and highly-regarded village Inn. The market town of Kingsbridge is just 5 miles away and offers an excellent range of shops, local services and facilities which include a Sports Centre, primary and secondary schools, health-centre and cottage hospital. The medieval town of Totnes with its main line station also offers an individual range of shops, services and facilities. The coastal town of Dartmouth along with the beautiful beaches of Salcombe and Slapton are all a short drive away.

This charming home briefly comprises, convenient entrance porch giving access to the lounge/diner which is dual aspect with a feature fireplace with woodburning stove, leading through to the attractive kitchen/breakfast which has a pleasant outlook over the garden and a door leading out to the rear lobby – a useful space providing access to the downstairs cloakroom, conservatory with utility area and in turn the garden. The first floor landing leads to the four piece - family bathroom, three double bedrooms and a further staircase to the versatile converted attic room. External benefits include a good size, enclosed rear garden and driveway parking.

Mains drainage, gas, electricity & water. Oil heating.

Based on the latest data at Ofcom Superfast broadband and mobile coverage from EE, Vodafone, Three & O2 are available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

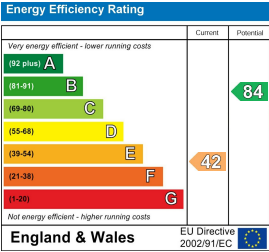
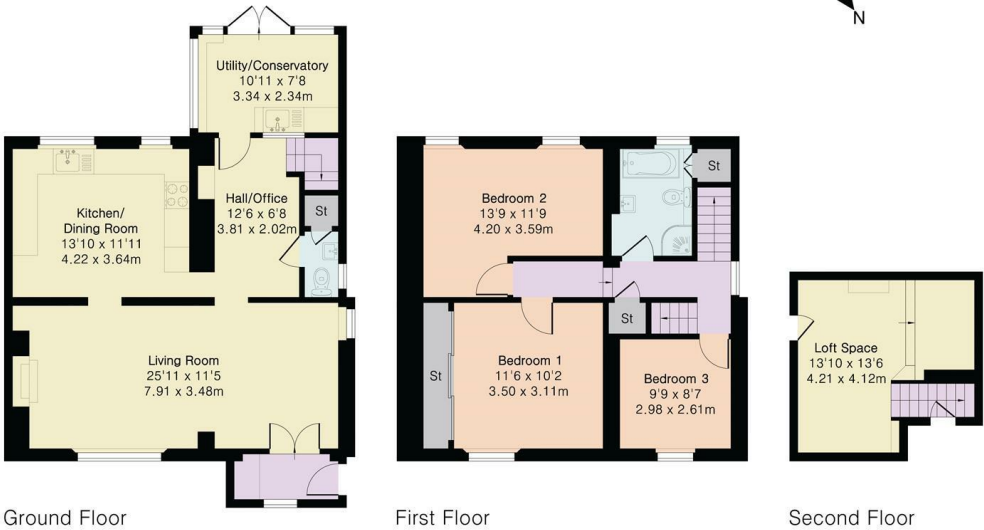


Approximate Gross Internal Area 1509 sq ft - 140 sq m

Ground Floor Area 733 sq ft – 68 sq m

First Floor Area 606 sq ft – 56 sq m

Second Floor Area 170 sq ft – 16 sq m



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