

£245,000

FOR SALE



## 3 Bedroom Terraced House – East Allington

- ❖ Enclosed, rear, sunny garden
- ❖ Parking for 2 cars
- ❖ No onward chain
- ❖ Devon Restriction Applies
- ❖ Council Tax Band B
- ❖ Two Bathrooms
- ❖ Woodburning Stove
- ❖ Three Bedrooms



## 4 The Mounts, East Allington

### Property Summary:

A well-presented three-bedroom home with a cosy living space, sunny and enclosed garden, and driveway parking. This property is available exclusively to buyers currently living in Devon.

### About the Area:

4 The Mounts is situated on the outskirts of the village of East Allington which is a small, picturesque village known for its idyllic countryside setting, surrounded by rolling hills, farmland, and lush greenery. With a thriving primary school, lovely church and the infamous pub The Fortescue Arms (which boasts the best Sunday Roast in Devon), there is plenty to offer all ages. East Allington is close to the popular market town of Kingsbridge and a short drive from the stunning South Devon coastline, making it an attractive location for those who appreciate both countryside and seaside environments. East Allington also benefits from being approximately 10 miles from Dartmouth and Totnes giving you plenty of options for places to visit.

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## The Property:

4 The Mounts is a three-bedroom home offering well-proportioned accommodation and generous outside space on the outskirts of a sought-after village and on a bus route to Kingsbridge, Totnes and Dartmouth.

On the ground floor, the property features a cottage-style kitchen/breakfast room with a range of fitted units, inset sink, and space for appliances, with windows to both front and rear elevations.

A rear porch leads to the ground-floor bathroom with a white suite and shower over the bath. To the front of the house, the entrance hall gives access to a cosy dual-aspect lounge with a woodburning stove.

Upstairs there are three bedrooms – a double to the front with built-in storage, a further front-facing single bedroom, and a single to the rear – along with a family shower room which will need to be cosmetically completed. The boiler is located in a cupboard at the top of the stairs.

Externally, the property benefits from both front and rear gardens. The front is mainly laid to lawn with established planting and a path leading to the entrance. The rear garden offers a patio, lawned area, and shed and has many established plants, flowers and shrubs to enjoy.

Parking is at the rear of the property on a driveway suitable for 2 cars. There is further parking for 3 more cars on the rear access road.

The property is double glazed, with gas central heating, and is offered with no onward chain. It presents an excellent opportunity for a first-time buyer or someone wishing to modernise and personalise a home in this desirable location.

Please note that a Section 157 Devon Restriction applies to this property meaning buyers must have lived in Devon for the past 3 years or for 7 years in the last 20 years. Buyers will be required to prove this at conveyancing stage and only persons who meet these restrictions can view this property.

## Further Information & Services:

**Tenure:** Freehold

**Services:** Mains electric, mains water, gas central heating, shared septic tank (managed by Livewest)

**Council Tax Band:** Band B

**EPC Rating:** C

**Construction Type:** Standard brick

**Mobile Coverage:** According to Ofcom, mobile coverage is available from major providers. Signal strength may vary.

**Broadband Availability:** Standard fibre available – speeds up to 26 Mbps.

**Flood Risk:** According to the Environment Agency, the property is in a very low risk flood zone. Buyers are advised to conduct their own due diligence.

**Planning or Development Issues:** None known

**Restrictive Covenants:** Yes – Devon Residency Restriction Applies

## Additional Notes

Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.

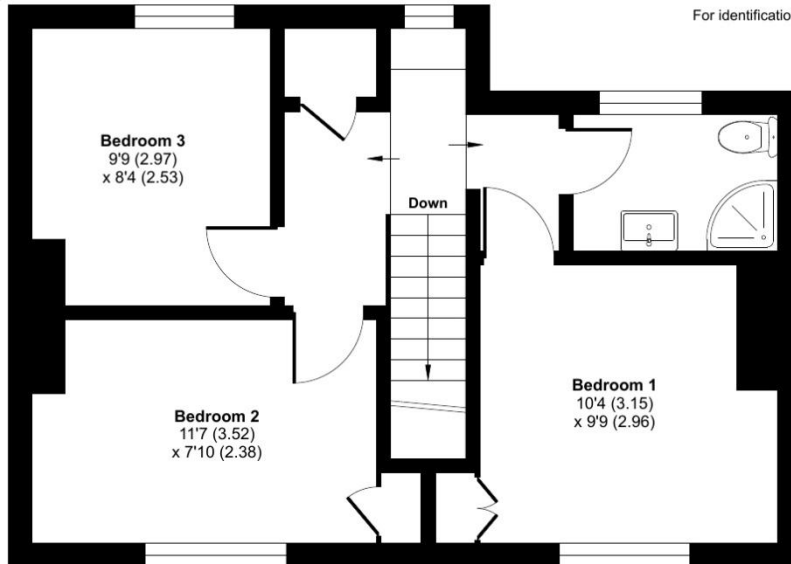
## Disclaimer

*Every effort has been made to ensure the accuracy of these property details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. All measurements, floor plans, and photographs are provided for guidance only and may not be to scale. Services, systems, and appliances listed have not been tested by the agent and no guarantees can be given as to their working order. Buyers are advised to obtain verification from their solicitor or surveyor before proceeding with any purchase. If the property is above or adjacent to a commercial premises, mortgage availability may be affected and independent financial advice should be sought.*

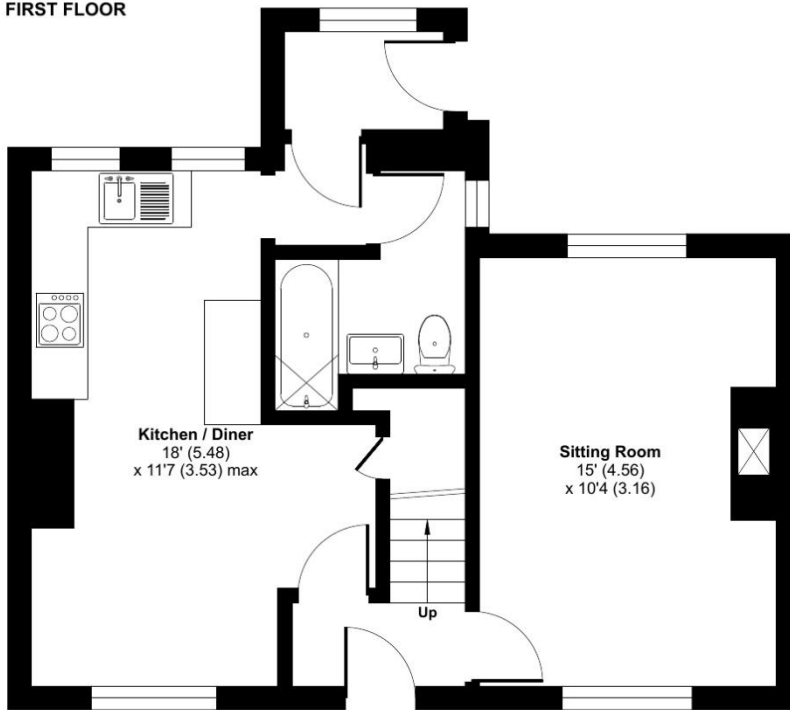


# The Mounts, East Allington, Totnes, TQ9

Approximate Area = 895 sq ft / 83.1 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1339789



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	71	77

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