25, Lister Way

STAGS

25, Lister Way

East Allington, Totnes, TQ9 7RU

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

A well-presented home in the heart of a desirable village with two double bedrooms, private walled garden and parking.

- No Onward Chain
- Ideal First Home/Investment
- Well-Presented Accommodation
- Parking And Car-Port
- Freehold
- End Of Terrace Property
- Popular Village Location
- Two Double Bedrooms
- Low-Maintenance Garden
- Council Tax Band: B

Offers In Excess Of £195,000

SITUATION

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 British Rail train station is some 10 miles distant and also offers an individual range of shops, services and facilities. The coastal town of Dartmouth is also within easy driving distance, approximately 10 miles. The beaches at Slapton are approximately 4 miles away, Salcombe is around 10 miles whilst Bantham Beach is only 8 miles.

DESCRIPTION

A well-presented end of terrace property situated in the centre of the desirable village of East Allington. Benefitting from parking, a car port and garden.

ACCOMMODATION

Access from the parking area, through and gate into the garden. Door into the kitchen dining room, with tiled floors. Range of wall and base units with inset oven, hob with extractor over and spaces for appliances. Cloakroom WC. Sitting room, with front door, window overlooking the front aspect, stairs to the first floor.

From the landing there is access to the two double bedrooms and the family bathroom complete with panel bath, WC and wash hand basin, partly tiled.

The property benefits from newly fitted uPVC windows.

OUTSIDE

The garden to the rear provides a low maintenance space to sit and relax, part paved and part gravelled, wall boundary and gated access to the parking. The car port currently housing a storage shed, but this could easily removed to allow additional parking.

SERVICES

Mains water, drainage and electric with electric wall heaters. All major mobile networks are likely in this area along with superfast broadband. (OfCom)

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE

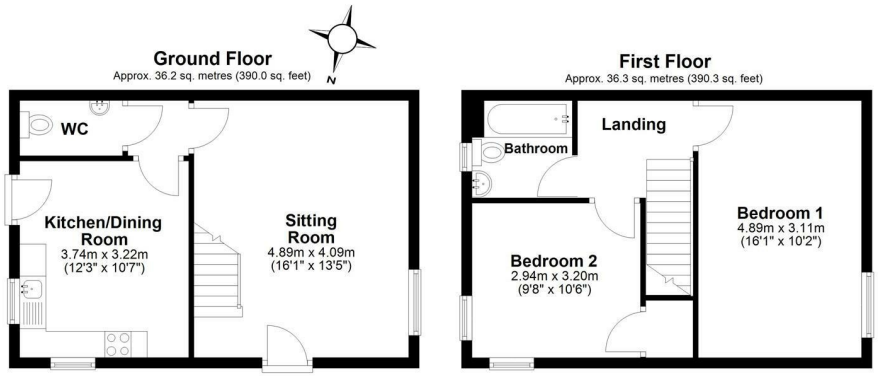
DIRECTIONS

From Kingsbridge take the A381 towards Totnes. After approximately 2.5 miles take the right turn onto the Dartmouth Road signposted East Allington. Proceed into the village and keep left remaining on the Dartmouth Road and the turning for Lister Way will be found on the right hand side.

VIEWING ARRANGMENTS

Strictly by appointment through Kingsbridge branch.

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.



Total area: approx. 72.5 sq. metres (780.3 sq. feet)

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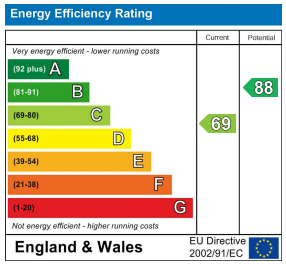

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