



2 Nutcombe Cottages



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East Allington, Totnes, TQ9 7QE

East Allington 1 mile, Kingsbridge 4 miles, Totnes 10 miles.

A detached 3 bed country cottage, garden and parking with superb far reaching southerly views over the valley.

- Well flowing accommodation
- Double aspect sitting room with woodburner
- Well fitted kitchen
- 3 double bedrooms
- Family bathroom
- Off road parking for several vehicles
- Patio and level area of garden
- No onward chain
- Freehold
- Council Tax Band C

Offers In Excess Of £450,000

DESCRIPTION

The cottage is located in a quiet hamlet at the end of a shared drive, positioned at the top of the valley with commanding views across the surrounding countryside. This well presented cottage benefits from double glazing throughout, oil-fired central heating and is offered with no onward chain.

ACCOMMODATION

There are two reception rooms, one with a white tiled floor that continues through to the well fitted kitchen, fitted with granite worktops and integrated appliances including a dishwasher and a freestanding double cooker with hob and extractor over. The sitting room is double aspect and features a large exposed stone fireplace with a slate hearth and wood-burning stove. A pair of patio doors open to the south facing terrace.

Upstairs, there are three well-proportioned bedrooms, two of which are particularly spacious and enjoy superb views. The family bathroom is well fitted, offering both a bath and a separate shower.

OUTSIDE

Outside, the property has a private gravelled parking area to the side with steps leading down to a patio and a level lawn area on the southern side of the building. A portion of the stone barn is included in the sale, housing the Worcester oil-fired boiler, pressurised hot water cylinder, and the shared private water system.

TENURE & SERVICES

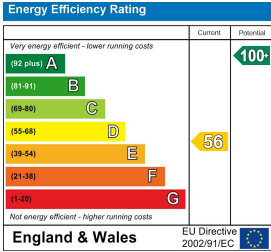
Freehold sale. Council Tax Band C. Mains electricity, shared private drainage and a shared private water supply. According to Ofcom, superfast broadband is available with good mobile reception.

DIRECTIONS- what3words: [///glosses.nets.birthing](https://www.what3words.com/#!/glosses.nets.birthing)





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.



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Main area: Approx. 96.8 sq. metres (1042.2 sq. feet)
Plus outbuildings, approx. 11.4 sq. metres (122.9 sq. feet)



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