

Luscombe Maye
Since 1873

East Allington, Kingsbridge

Guide Price £255,000

3 2 1









Luscombe Maye are pleased to bring to market this three-bedroom home is situated in the popular South Hams village of East Allington, offering well-proportioned accommodation, a delightful enclosed garden and the added benefit of two allocated parking spaces.

The property benefits from a particularly spacious open-plan living and dining room, providing a wonderful setting for both everyday living and entertaining. With plenty of room for comfortable seating alongside a family dining table, the space is both practical and inviting. French doors open directly onto the rear garden, allowing natural light to fill the room and creating a lovely connection between the indoor and outdoor spaces, particularly during the warmer months.

The kitchen is well arranged, offering a good range of fitted cupboards and generous worktop space for food preparation, along with room for essential appliances. A window overlooking the rear garden provides a pleasant outlook and brings additional natural light into the room. Completing the ground-floor accommodation is a conveniently positioned WC, along with useful storage.

Upstairs, the property offers three bedrooms, comprising two well-proportioned doubles and a further single bedroom, which could equally lend itself to use as a nursery, dressing room or home office. Two of the bedrooms enjoy an outlook over the rear garden, while the first floor also benefits from several useful storage cupboards. A modern family shower room serves the bedrooms.

Outside, the enclosed rear garden is a particularly appealing feature of the home, having been thoughtfully arranged to provide an attractive yet low-maintenance outdoor space. Recently laid artificial grass creates a neat and practical lawn area, while a paved patio provides the perfect spot for alfresco dining, summer barbecues or simply relaxing outdoors. Established planting along the rear boundary adds greenery and character, with rolling countryside and open fields stretching beyond the property. A useful garden shed offers additional storage for tools and outdoor equipment. The garden also benefits from convenient side access.





Approximate Gross Internal Area 1008 sq ft - 94 sq m
(Excluding Carport)
Ground Floor Area 460 sq ft – 43 sq m
First Floor Area 548 sq ft – 51 sq m
Carport Area 133 sq ft – 12 sq m



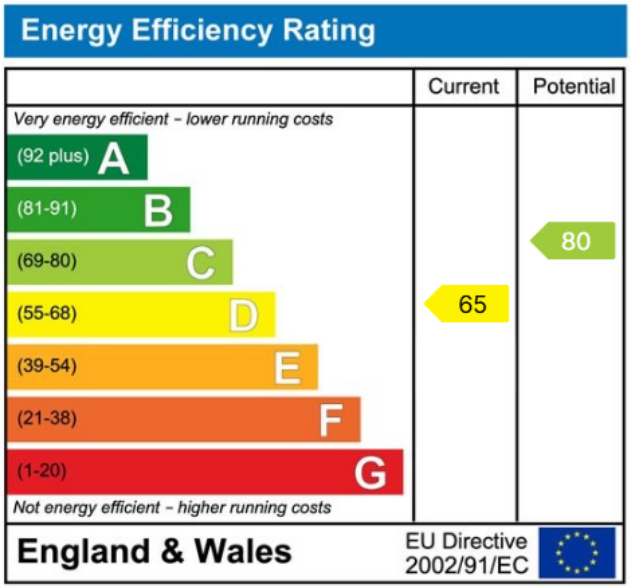
PINKPLAN

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Luscombe Maye

- Three Bedroom
- Spacious Open-Plan Living
- French Doors
- Ground Floor WC
- Two Allocated Parking Spaces
- Village Location





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