



CHI

1 LISTER WAY

EAST ALLINGTON



TQ9 7RU





# 1 LISTER WAY

## GROUND FLOOR

Entrance Hallway | W/C | Lounge | Kitchen | Dining Room

## FIRST FLOOR

Family Bathroom | 3 Bedrooms

## EXTERNAL

Large Driveway With Parking | Workshop 5.41 x 10.21 meters |  
Triple Carport | Garden With Decked And Paved Area





“A well presented property with substantial workshop and car port”...

Welcome to 1 Lister Way, a charming and well-appointed property. As you step inside, you're greeted by a welcoming entrance hallway that features a convenient W/C, setting a tone of practicality and ease.

- 3 Spacious Bedrooms
- Village Location With Primary
- 15 Minute Drive To Totnes Train Station
- Substantial Workshop Perfect If You Run A Business From Home

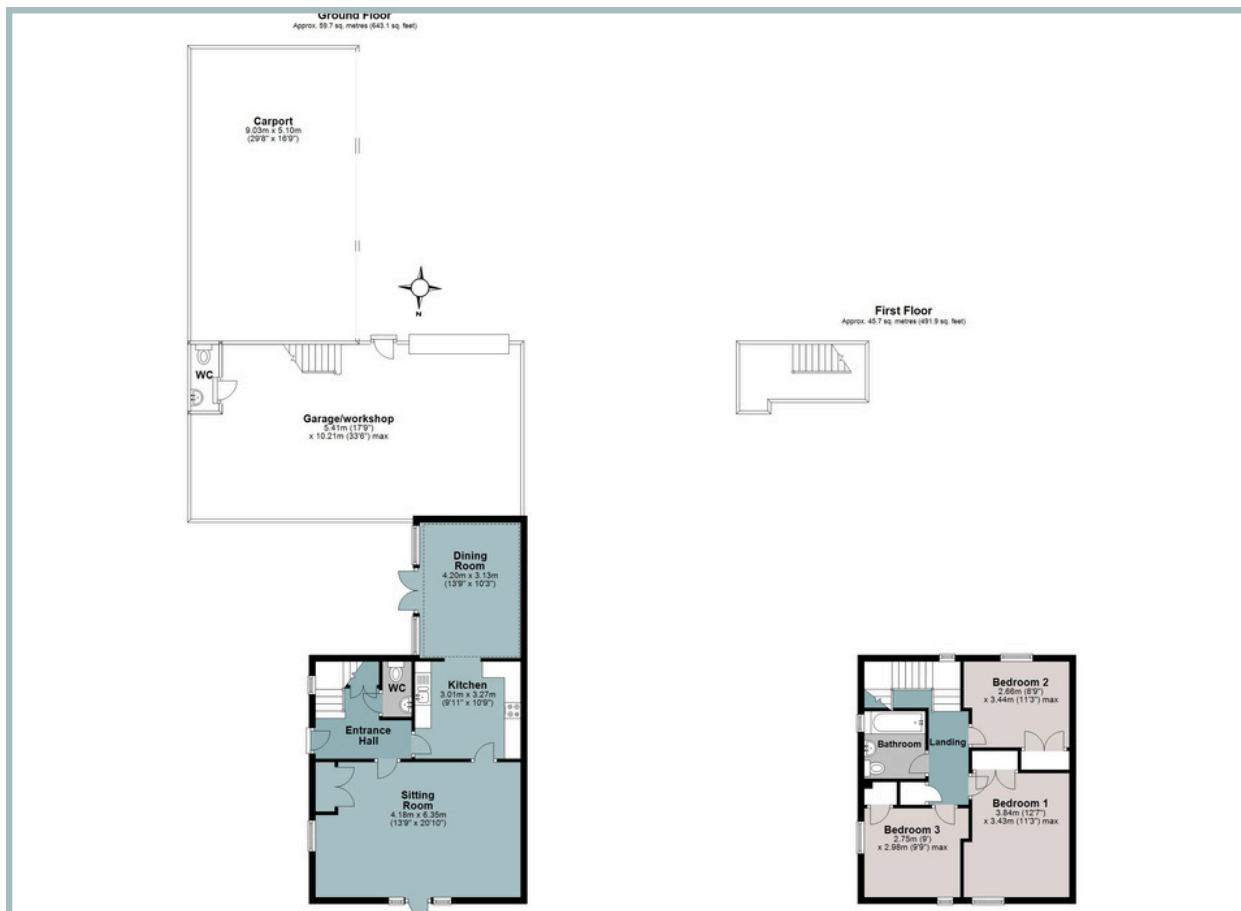
The ground floor offers a spacious living room, perfect for relaxation and entertaining. This room is highlighted by doors that open to the outside, allowing for plenty of natural light and seamless indoor-outdoor living. Additionally, the room also benefits from built-in storage. The kitchen has both wall and floor cupboards, providing ample storage space. It boasts extensive countertops, making meal preparation a breeze, and includes a built-in oven with an electric hob. Adjoining the kitchen is the sun room with under floor heating which is currently utilised as a dining room, a bright and airy space. This room features a door that leads directly to the back garden.

Moving to the first floor, you'll find three well-proportioned bedrooms, each equipped with built-in wardrobes that offer generous storage. The family bathroom is also located on this floor, featuring a shower over the bath.

The back garden offers a versatile space, combining both decked and paved areas, perfect for outdoor dining and relaxation. This garden also provides access to the substantial workshop, measuring an impressive 5.41 x 10.21 meters, with electricity and water offering plenty of room for storage or workshop activities. Beyond the garage, there is a triple carport and driveway, ensuring ample parking.



TOTAL APPROXIMATE AREA:105.4 SQ METRES 1134.9 SQ FT



**IMPORTANT NOTICE:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



113 FORE ST, KINGSBRIDGE TQ7 1BG  
kingsbridge@charleshead.co.uk  
01548 852 352  
www.charleshead.co.uk

Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage Oil fired central heating.

EPC: Current C (72) Potential B (83)

Viewings: Very strictly by appointment only

Location: The popular rural village of East Allington offers a thriving local community with an Inn, church, well regarded primary school, pre-school, and a community village shop. Surrounded by unspoiled rolling countryside the village is within easy reach of the beautiful coastline, beaches, and estuaries of the South Hams. The towns of Kingsbridge, Totnes, and Salcombe, with their more extensive commercial and leisure facilities, are all within easy reach.

Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools. Kingsbridge Community College is one of the top-rated secondary schools in the UK. A bus runs from East Allington to Kingsbridge Community College.

Directions: As you enter the village bear left and shortly up the road the property will be on your right.

Salcombe 10.2 miles - Totnes 9.9 miles (Railway link to London Paddington) - Dartmouth 11.4 miles