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17 LISTER WAY
EAST ALLINGTON • TQ9 7RU



17 LISTER WAY

GROUND FLOOR

Entrance | Lounge | Open-Plan Kitchen/ Dining Room | WC

FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2

EXTERNAL

Parking | Studio With Electric | Rear Garden



“Charming two-bedroom home with garden, home office, and parking.”...

On the ground floor, the property features a welcoming living room complete with a LPG gas fireplace, creating a cosy focal point.

- Situated in a lovely community
- Well proportioned 2 bedrooms
- Freestanding studio
- The village benefits from a community run shop and an idyllic pub only a short walk from the property

A convenient downstairs WC adds practicality, while the kitchen, positioned at the rear, provides direct access to the garden—perfect for easy indoor-outdoor living.

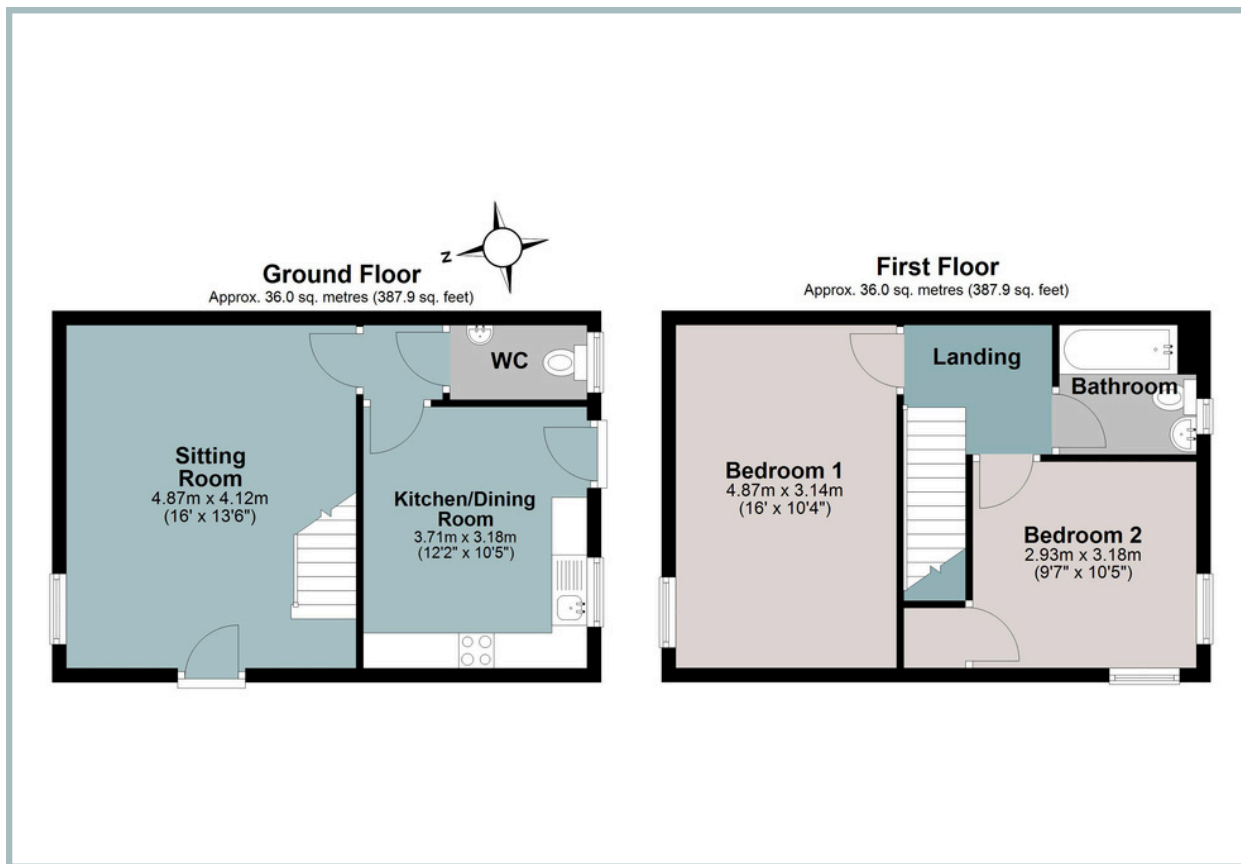
Upstairs, the main bedroom offers generous proportions, while the second double bedroom benefits from built-in storage that also houses the hot water tank. A family bathroom with a shower over the bath serves both bedrooms, and there's access to the loft for additional storage.

The rear garden is designed for low maintenance and includes a charming patio courtyard bordered by mature shrubs. A few steps lead up to a detached, insulated home office with electricity—ideal for remote working, hobbies, or creative pursuits. There's also a space suitable for parking a small car within the garden boundary, along with potential to park just outside the property.

Overall, 17 Lister Way presents an attractive opportunity for those seeking a well-balanced home with additional work-from-home potential, all within a convenient and manageable setting.



TOTAL APPROXIMATE AREA: 72.1 SQ METRES 775.8 SQ FT



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Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Electric Storage Heaters.

EPC: Current D (67) Potential B (87)

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: From our office, turn right onto Duncombe Street and continue along the road, bearing left leaving Kingsbridge. At the roundabout, take the second exit onto the A381, heading towards Totnes. After 1 mile turn right where East Allington is sign posted. Follow this road for around 1 mile into the village. As you enter, bear left, then take the next right into Lister Way. The property will be on the left-hand side.

What Three Words: ///mirroring.maximum.flown

Kingsbridge 4.4 miles - Totnes 10 miles (Railway link to London Paddington) - Dartmouth 11.4 miles