



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

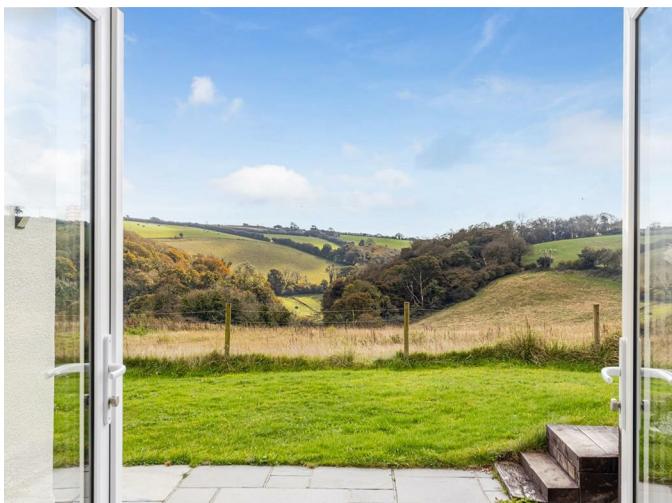
Outside, the property has a private gravelled parking area to the side with steps leading down to a patio and a level lawn area on the southern side of the building. A portion of the stone barn is included in the sale, housing the Worcester oil-fired boiler, pressurised hot water cylinder, and the shared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

#### TENURE & SERVICES

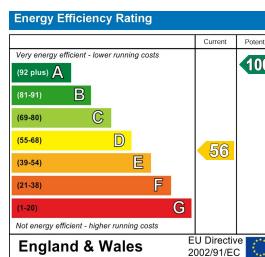
Freehold sale. Council Tax Band C. Mains electricity, shared private drainage and a shared private water supply. According to Ofcom, superfast broadband is available with good mobile reception.

DIRECTIONS- what3words: //glosses.nets.birthng



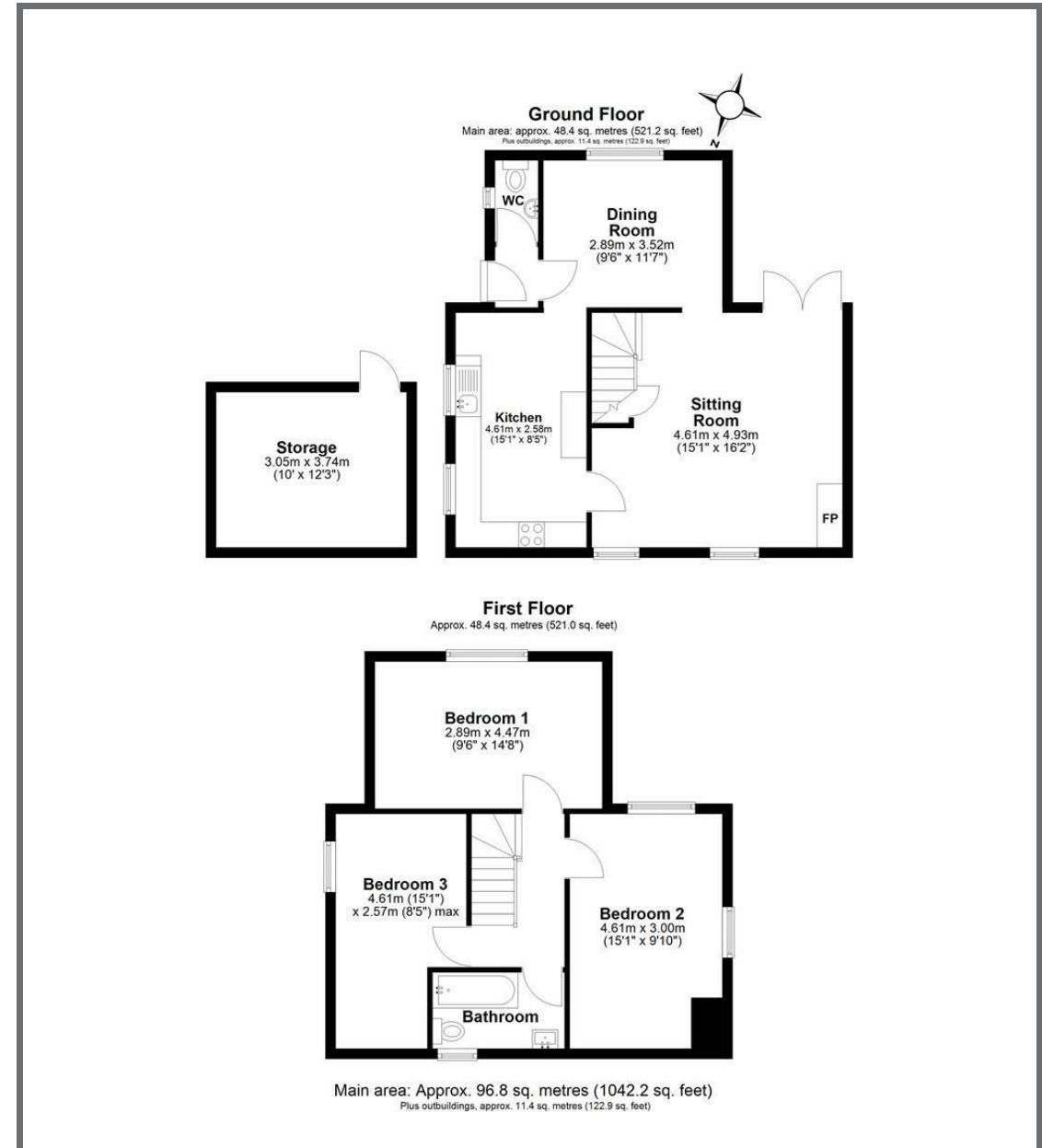


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