2 DARTMOUTH ROAD
EAST ALLINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

2 DARTMOUTH ROAD

Description
Set in the heart of East Allington, this two-bedroom terraced cottage combines characterful interiors with inviting outside space and the pleasures of village life. Arranged over three floors, its accommodation brings together exposed beams, a wood-burning stove and a light-filled kitchen, with a patio and garden offering places to enjoy the outdoors.

The lounge and dining room forms the welcoming heart of the cottage. A fireplace with a wood-burning stove provides a focal point, while exposed ceiling beams and laminate flooring add warmth and character. Windows at the front bring natural light into the room, where there is space for both relaxing and dining. From here a couple of steps leads up towards the kitchen, giving the ground floor a pleasing sense of separation while retaining an easy connection between its spaces.

The kitchen is a bright, practical room beneath a pitched ceiling, fitted with pale cabinetry, integrated appliances and generous work surfaces with tiled splashbacks. A window above the sink looks out towards the rear, and glazed doors admit further daylight and provides access to the outside. Adjacent to the kitchen is an outbuilding currently used as a utility room with a further outbuilding at the bottom of the garden used as a workshop. Both offer useful additional space for household tasks, hobbies and storage.

On the first floor, a double bedroom has a calm, light feel, with a window allowing in natural light, built-in cupboard storage cupboards and benefits from an en-suite shower room. The bathroom is fitted with a bath with shower over, a basin and WC, complemented by a window and tiled surrounds. Stairs rise from the landing to the other double bedroom in the roof space, where exposed beams and sloping ceilings lend a distinctive cottage atmosphere. Roof windows draw in daylight and frame far-reaching views across the surrounding landscape.

Outside front is a small patio area, ideal for morning coffee. To the rear a shared pathway leads to a separate, private garden offering a more natural setting, with mature shrubs, established plants and timber summerhouse. Together, the outdoor areas offer opportunities to enjoy the changing seasons, whether tending plants or simply finding a quiet place to pause.

Situation
East Allington is a popular rural village with a strong sense of community, a pub, church, recreation ground and a well-regarded primary school and pre-school. Rolling South Devon countryside surrounds the village, while the coastline, beaches and estuaries of the South Hams are within easy reach. Kingsbridge, Totnes and Salcombe offer a wider choice of shops, services and leisure facilities.

Directions
what3words - rocks.tutorial.staining
From Kingsbridge take the A381 Totnes road out of town, after about 3 miles turn right signposted East Allington. Follow this lane into the village. At the junction turn left onto Dartmouth Road where you will find the property a short way along on the left.





PROPERTY DETAILS

Property Address
2 Dartmouth Road, East Allington, Totnes TQ9 7QX

Mileages
Kingsbridge 4 miles; Dartmouth 11 miles; Totnes 10 miles;
A38 Devon Expressway 10 miles (distances are approximate).

Services
Mains electricity, water and drainage. Electric Economy 7 radiators.

EPC Rating
Band E. Current: 47, Potential: 85

Council Tax Band
B

Tenure
Freehold

Authority
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.



Key Features

- Character terraced cottage
- Private rear garden
- Nicely presented throughout
- Lounge/dining room with wood burner
- Fitted kitchen
- Two double bedrooms
- Bathroom and en-suite shower room
- Two outbuildings - currently used as a utility room and workshop
- Central village location



Fixtures & Fittings
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing
Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.

FLOOR PLAN



Total area: approx. 98.5 sq. metres (1061 sq. feet)

Approx. area 79.6 sq. metres (857 sq. feet) | Limited use area(s) 6.1 sq. metres (66 sq. feet) | Outbuildings 12.8 sq. metres (138 sq. feet)

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