



**Dartmouth Road, East Allington**  
Totnes

**£260,000**

## The Property:

The property is entered via an entrance porch leading through to a bright and welcoming sitting room, rich in character, featuring exposed beams and a wood-burning stove set within an attractive stone fireplace. Offering ample space for both lounge and dining furniture, this is a wonderfully sociable room and the heart of the home.

A couple of steps rise to the kitchen, which has been thoughtfully updated and fitted with a range of bespoke units providing generous storage and workspace. There is space and plumbing for an integrated dishwasher and space for a large fridge. Further features include a four-ring electric hob with extractor over, double oven below, and a sink positioned beneath a window overlooking the courtyard to the rear. Practical tiled flooring completes the space, and a stable door provides access outside.

Beyond the kitchen is a useful outbuilding offering excellent storage and is currently used as a utility room with space and plumbing for a washing machine, dryer and freezer.

On the first floor is a generous principal bedroom benefiting from an en-suite shower room, together with a family bathroom. A further double bedroom occupies the loft conversion and enjoys delightful views across the surrounding countryside.

Outside, the property benefits from a small front garden, ideal for potted plants and outdoor seating. To the rear, a shared pathway leads to a surprisingly large, enclosed and private garden, predominantly laid to lawn with mature planting and enjoying a pleasant outlook across neighbouring fields. The garden also benefits from a stone workshop, offering potential for use as a home office or studio subject to any necessary consents, together with a timber summerhouse providing additional storage and versatility.

Offering a wealth of character, attractive outside space and a convenient village location, this charming cottage would make an ideal permanent residence, holiday home or investment purchase.





### The Location:

East Allington is a small, picturesque village known for its idyllic countryside setting, surrounded by rolling hills, farmland, and lush greenery. With a thriving primary school, lovely church and the infamous pub The Fortescue Arms (which boasts the best Sunday Roast in Devon), there is plenty to offer all ages. East Allington is close to the popular market town of Kingsbridge and a short drive from the stunning South Devon coastline, making it an attractive location for those who appreciate both countryside and seaside environments. East Allington also benefits from being approximately 10 miles from Dartmouth and Totnes giving you plenty of options for places to visit.

### Further Information & Services:

**Tenure:** Freehold

**Services:** Mains water, sewerage and electric. Electric heating (Economy 7 Radiators). Loft conversion completed in 2005 with appropriate building regulations.

**EPC Rating:** E

**Council Tax:** Band B

**Construction Type:** Standard stone wall construction. The roof is tiled.

**Mobile Coverage:** According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

**Broadband Availability:** Superfast broadband available

**Flood Risk:** According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

**Planning or Development Issues:** Planning

Viewings strictly by appointment only with Kingsbridge Estate Agents.

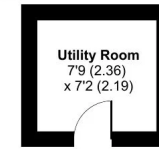




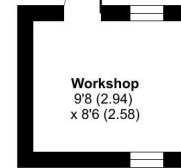


## Dartmouth Road, East Allington, Totnes, TQ9

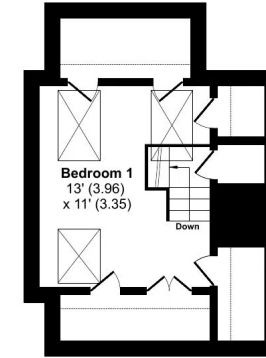
Approximate Area = 857 sq ft / 79.6 sq m  
 Limited Use Area(s) = 66 sq ft / 6.1 sq m  
 Outbuildings = 138 sq ft / 12.8 sq m  
 Total = 1061 sq ft / 98.5 sq m  
 For identification only - Not to scale



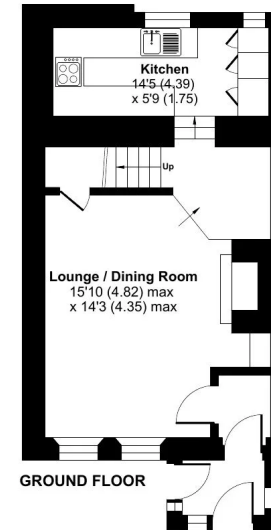
OUTBUILDING 2



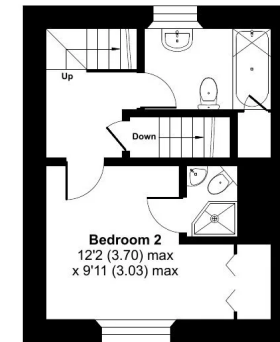
OUTBUILDING 1



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1469226



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### Disclaimer:

*These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.*

*Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.*