



Luscombe Maye
Since 1873

East Allington, Kingsbridge

£399,950

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Luscombe Maye are delighted to bring to the market this spacious and versatile four-bedroom semi-detached family home, offering generous off-road parking, an impressive garden, extensive covered storage, and a sought-after village location.

The property welcomes you through a practical porch, ideal for coats and shoes, leading into a central entrance hall with a useful storage cupboard. To the left is a generously sized family lounge featuring a wood-burning stove, creating a warm and inviting atmosphere. Double glazed doors open into a bright and spacious sunroom, enjoying delightful views over the garden and providing an excellent space for entertaining or additional living accommodation. Further double doors lead directly onto the garden.

Continuing through the hallway, there is a convenient ground-floor WC and access to the attractive dining room and kitchen. This well-equipped and sociable space overlooks the garden and benefits from direct access to the sunroom, creating a seamless flow between the living areas. A second wood-burning stove adds further character and comfort.

Beyond the kitchen is a useful utility room, providing additional storage and laundry facilities, together with access to a substantial covered storage area.

The property has been designed with energy efficiency in mind, benefiting from underfloor heating throughout, an air source heat pump providing heating and hot water, solar panels that help reduce running costs, and an electric vehicle charging point.

On the first floor are four bedrooms, three of which are generous doubles, all enjoying attractive views over the surrounding countryside and gardens. The principal bedroom forms part of a high-quality extension completed in 2021. The accommodation is served by a modern family bathroom featuring a freestanding shower.

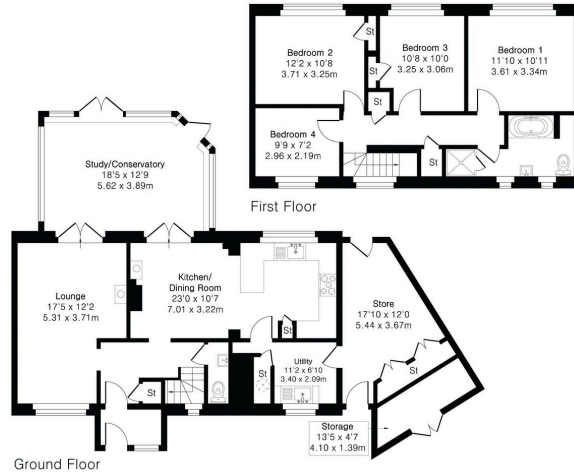
Outside, the property continues to impress. A paved seating area immediately adjoins the house, providing the perfect setting for outdoor dining, entertaining, or relaxing in the sunshine.



Approximate Gross Internal Area 1779 sq ft - 165 sq m

Ground Floor Area 1140 sq ft - 106 sq m

First Floor Area 639 sq ft - 59 sq m



• Four Bedrooms

• Wood burner

• Generous Garden

• Solar Panels

• Village Location

• Semi-Detached Home

• Parking

• Air Source Heat Pump

• Electric Car Charging Point

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	