



25 Lister Way, East Allington, Totnes, TQ9 7RU

A well-presented home in the heart of a desirable village with two double bedrooms, a private walled garden and parking. Deposit: £1,096.00. EPC Band: C. Tenant fees apply.

Kingsbridge 5 miles | Totnes 10 miles | Exeter 38 miles

• Two Double Bedrooms • End Of Terrace Property • Popular Village Location • Low-Maintenance Garden • Parking And Car-Port • Deposit: £1,096.00 • Council Tax Band: B • Available September • Tenant Fees Apply

£950 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION

East Allington is a popular rural village which has an excellent community with a church, primary school and highly-regarded village Inn. The market town of Kingsbridge is just 5 miles away and offers an excellent range of shops, local services and facilities which include a Sports Centre, primary and secondary schools, a health-centre and cottage hospital. The medieval town of Totnes with its British Rail train station is some 10 miles distant and also offers an individual range of shops, services and facilities. The coastal town of Dartmouth is also within easy driving distance, approximately 10 miles. The beaches at Slapton are approximately 4 miles away, Salcombe is around 10 miles whilst Bantham Beach is only 8 miles.

ACCOMMODATION

Accessed via a gate from the parking area, the property opens into a private garden which leads into a spacious kitchen/dining room with tiled flooring, a range of wall and base units, an inset oven and hob with extractor hood over, and space for additional appliances. A convenient ground floor cloakroom/WC is also provided. The sitting room enjoys a pleasant outlook over the front aspect, with a front entrance door and stairs rising to the first floor. Upstairs, the landing provides access to two well-proportioned double bedrooms and a family bathroom fitted with a panelled bath, WC and wash hand basin.

OUTSIDE

To the rear, the property benefits from a low-maintenance and enclosed garden, with a combination of paved and gravelled areas providing an ideal space for outdoor seating and relaxation. The garden has a wall boundary and features gated access to the parking area. The car port accommodates a shed which provides a useful storage option.

SERVICES

Mains electric, water and drainage. Heating - Electric heating.
Ofcom predicted broadband services - Ultrafast Download 1800 Mbps, Upload 220 Mbps.
Ofcom predicted mobile coverage for voice and data: Limited - EE, Three, Vodafone and O2.
Council Tax Band: B.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE

DIRECTIONS

From Kingsbridge take the A381 towards Totnes. After approximately 2.5 miles take the right turn onto the Dartmouth Road signposted East Allington. Proceed into the village and keep left remaining on the

Dartmouth Road and the turning for Lister Way will be found on the right hand side.

What3Words: incoming.removed remainder

LETTING

The property is available to let on an assured periodic tenancy. RENT: £950.00 pcm exclusive of all charges. DEPOSIT: £1,096.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	69	
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			