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The Nook, Chapel Court Stoke Gabriel, TQ9 6SN

A well presented three bedroom property with a large garden and single garage in a sought after village location

Totnes 4 miles Dartmouth 8 miles (via ferry) Exeter 29 miles

• Well presented village property • Three bedrooms • Shower room • Family bathroom • Well equipped entertaining area comprising kitchen and large dining room • Single garage • South facing rear garden •

Guide price £369,000

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SITUATION

Stoke Gabriel is an attractive and highly desirable village set in the cleft of one of the River Dart's banks; a perfect place to retire or raise a family, with children's sporting activities and pre and primary school. This friendly village with its winding roads has a church, two pubs and shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car.

Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington. The busy medieval town of Totnes is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

DESCRIPTION

The Nook is principally a single storey dwelling although accessed up a flight of steps from the front. It is of modern construction with painted elevations with recently replaced windows under a tiled roof.

There is a part flat roof section over the extended kitchen and dining area and is located in a sought after part of the village.

The majority of the windows are triple glazed and both the shower room and bathroom have underfloor electric heating.

ACCOMMODATION

Part glazed entrance door to long hallway with doors to three bedrooms, two of which are double and one has a built in wardrobe and storage area around the bed. Both double bedrooms have views over the courtyard below and out towards the rest of the village.

Door to bedroom 3 which is a single room and currently used as an artist studio. Door to shower room with a WC, wash hand basin and corner shower cubicle with electric Mira Vie shower.

Door to family bathroom with bath and shower attachment over, fully tiled with a heated towel rail. Door to kitchen/dining room which has a large Velux window affording much light to flood into the room. The kitchen has been well fitted with a range of wall and base units with space for a Range cooker. 5-gas burners and 3-ovens. The worktop is Bamboo as is the flooring which extends into the dining room. Space for a fridge/freezer and space and plumbing for a dishwasher and washing machine.



The adjoining dining room is long enough to house a large dining table with patio doors leading out to the rear of the property. From the hall, a further door allows access to the large sitting room with a sliding patio door out to the rear garden.

The garden can be accessed by the sloping path which leads round to the side of the property down to the parking area in front of the house.

GARDENS AND GROUNDS

The Nook is approach up a short flight of steps which lead to the front door or via a sloping path which leads round to the back of the property, through the garden.

The property benefits from a walled large garden to the southern aspect which is currently laid as several lawned areas with a stone built garden shed in one corner. Apple tree with herbaceous borders.

GARAGING

There is a single garage with electric up and over door below the property which provides parking for one vehicle and an outside bin store with gas and electric meters.

SERVICES

Mains electricity, gas, drainage and water.

AGENTS NOTE

Whilst the property does not own the tarmac area which leads up to the house, the vendors have the rights to be able to pass via foot and vehicle to access their garage. The vendors recently received planning permission to extend the rear of the sitting room, should any purchaser wish to do so. Further details are available from the selling agents.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWING

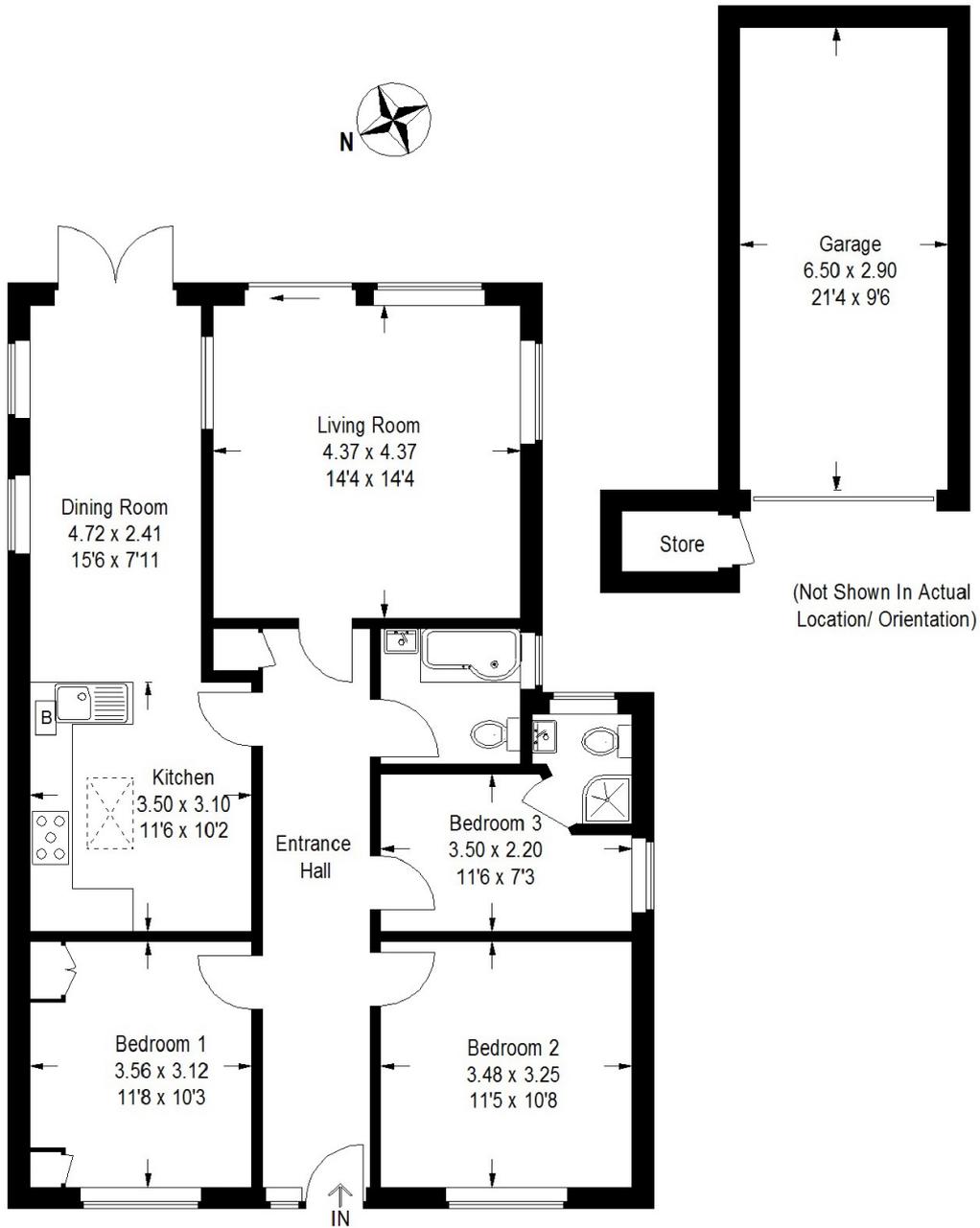
Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

Upon entering Stoke Gabriel and passing through the 20mph restricted zone, pass Barn Park on your right hand side. After a long stone wall you will see a left hand turn by a blue building, signed Chapel Court. Turn left into Chapel Court and The Nook is at the far end.



Approximate Gross Internal Area = 96.1 sq m / 1034 sq ft
 Garage = 18.8 sq m / 202 sq ft
 Store = 1.3 sq m / 14 sq ft
 Total = 116.2 sq m / 1250 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2017 (ID 364292)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	72	
(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	