

32 VICARAGE ROAD  
STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 32 VICARAGE ROAD

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An immaculately presented three bedroom bungalow with a beautifully fitted kitchen breakfast room and a lovely bright double aspect living room in this popular road within Stoke Gabriel.

The property benefits from plenty of driveway parking and a good size garage and utility room. There are two double bedrooms and a smaller third with a large wet room.

Outside the garden enjoys a large gravel patio area and a lawned area with shrub and flower borders.

The picturesque village of Stoke Gabriel, within the South Devon AONB, sits on the east bank of The River Dart and offers a quay, a pontoon and a landing stage from which to enjoy the river and Mill Pool with easy access to the sea. The village offers a range of local societies to include a very active boating association, cricket club, Scouts and art society. There is a primary school, post office and general store, two public houses, cafes and a 13th century church with an ancient yew tree. The bustling medieval market town of nearby Totnes has a mainline railway station giving direct connections to London. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with well-regarded independent, comprehensive and grammar schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.





# PROPERTY DETAILS

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**Property Address**

32 Vicarage Road, , Stoke Gabriel, Devon

**Mileages**

Totnes 4 miles Exeter 24 miles Plymouth 25 miles (approximately)

**Services**

Mains electric, water and drainage. Gas central heating.

**EPC Rating**

Current: 56, Potential: 84

**Council Tax Band**

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**Tenure**

Freehold

**Authority**

South Hams District Council

**Key Features**

- Popular village of Stoke Gabriel
- Detached bungalow
- Driveway and garage
- Fantastic garden
- 3 bedrooms

**Fixtures & Fittings**

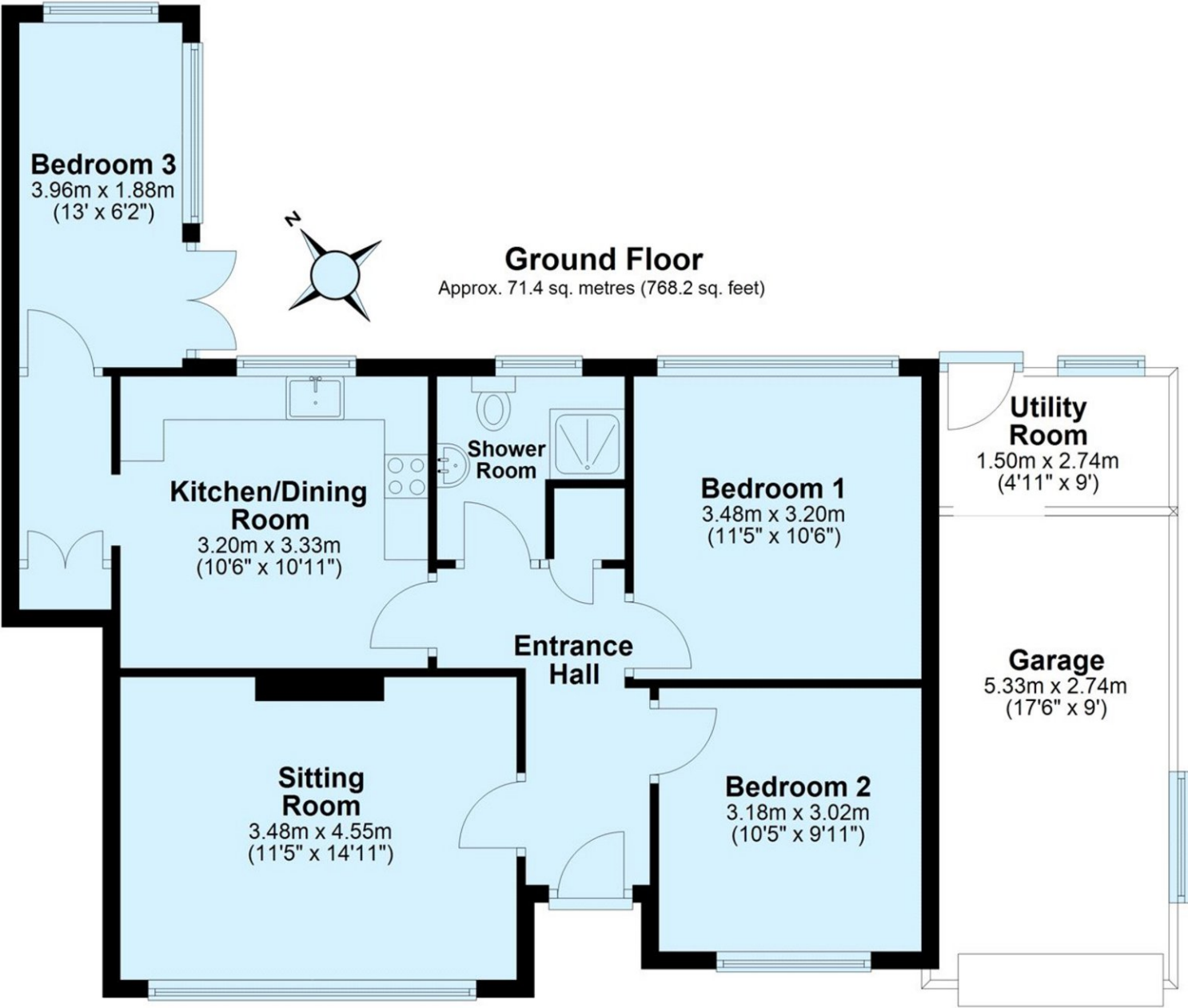
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Viewing**

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



# FLOORPLAN



Total area: approx. 71.4 sq. metres (768.2 sq. feet)

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