

19 POUND FIELD
STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

19 POUND FIELD

Quietly situated in a popular cul de sac is this well presented Dorma bungalow offering flexible living accommodation throughout with off street parking and garage.

On the ground floor is a good size kitchen breakfast room and dining room which could also be used as a bedroom with patio doors onto the garden. The living room overlooks the front garden two bedrooms off the hallway with a separate WC and bathroom. Upstairs is the principal bedroom with a large en suite shower room and a further storage / study area.

Outside the rear garden is mainly laid to patio with shrub borders and the front drive has ample off street parking with access to the garage.

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

Property Address

19 Pound Field, , 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: 60, Potential: 72

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

Key Features

- NO CHAIN
- Semi-detached bungalow
- Garage and parking
- 3 bedrooms, 2 bathrooms
- Front and rear garden
- Popular village location

Fixtures & Fittings

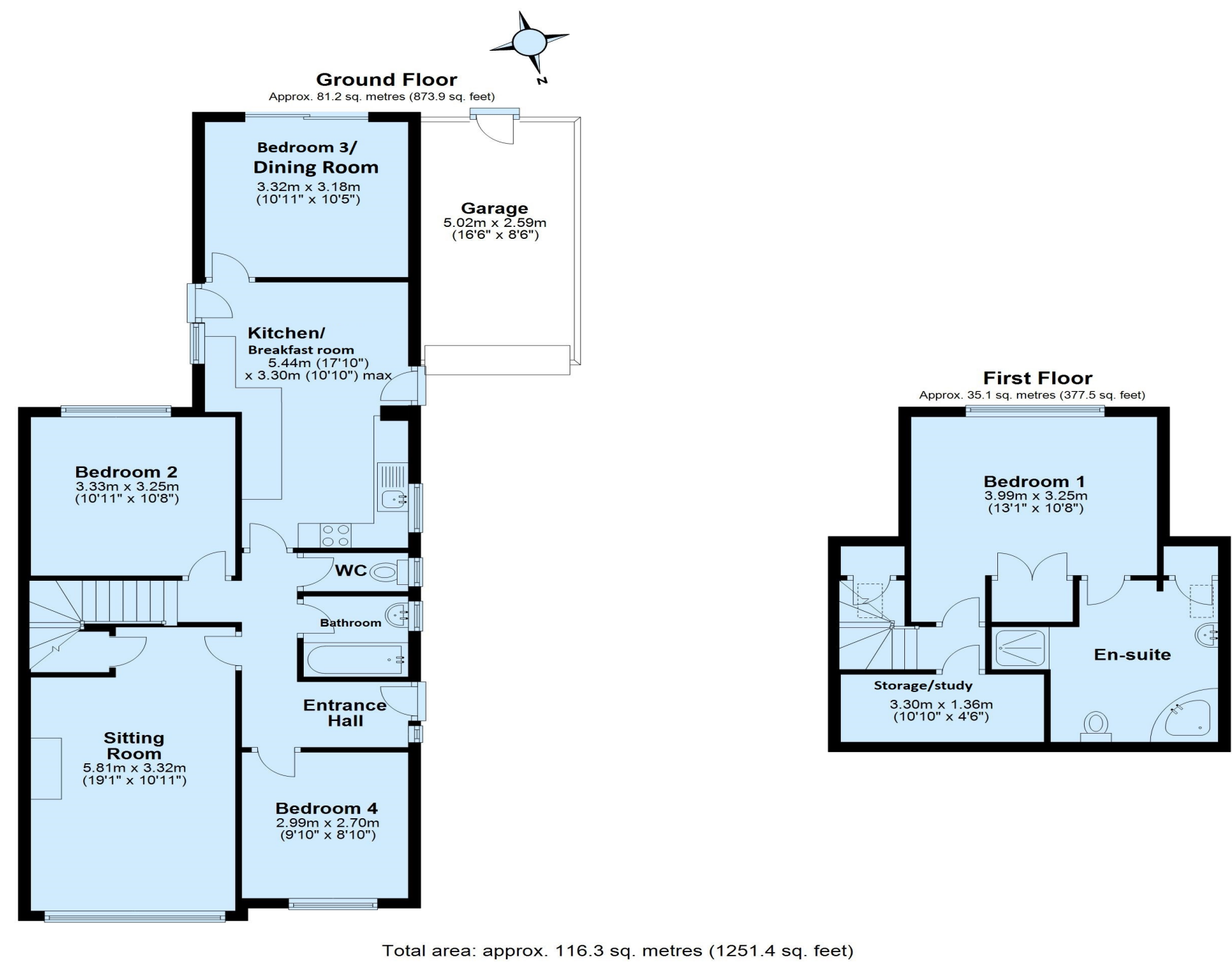
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOORPLAN



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