

LAUREL COTTAGE STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

LAUREL COTTAGE

Offered to the market with no onward chain Laurel Cottage is an immaculately presented detached thatched cottage situated in the heart of the sought after village of Stoke Gabriel.

The accommodation comprises a large sitting room with feature fireplace and gas fired burner, large kitchen/dining room with integrated appliances and patio doors to rear garden. To the first floor there are two double bedrooms, one with an en-suite and dressing area and a separate shower room.

The private gardens at the front and rear of the property are of a good size and there is also a walled courtyard area perfect for alfresco dining.

Agents Note: Contents available by separate negotiation.

Parking permits are available at the Millpool for £100pa, there is also the option to park in the Church House car park for £3 on exit but this can be refunded if you use the pub. Between September and May you can park on the double yellows opposite.

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, the popular waterside Rivershack cafe and restaurant 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

Laurel Cottage, Mill Hill, Stoke Gabriel, Devon, TQ9 6RB

Mileages

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

Services

Mains electric, gas, water and drainage

EPC Rating

Current: 45, Potential: 73

Tenure

Freehold

Authority

South Hams District Council

Key Features

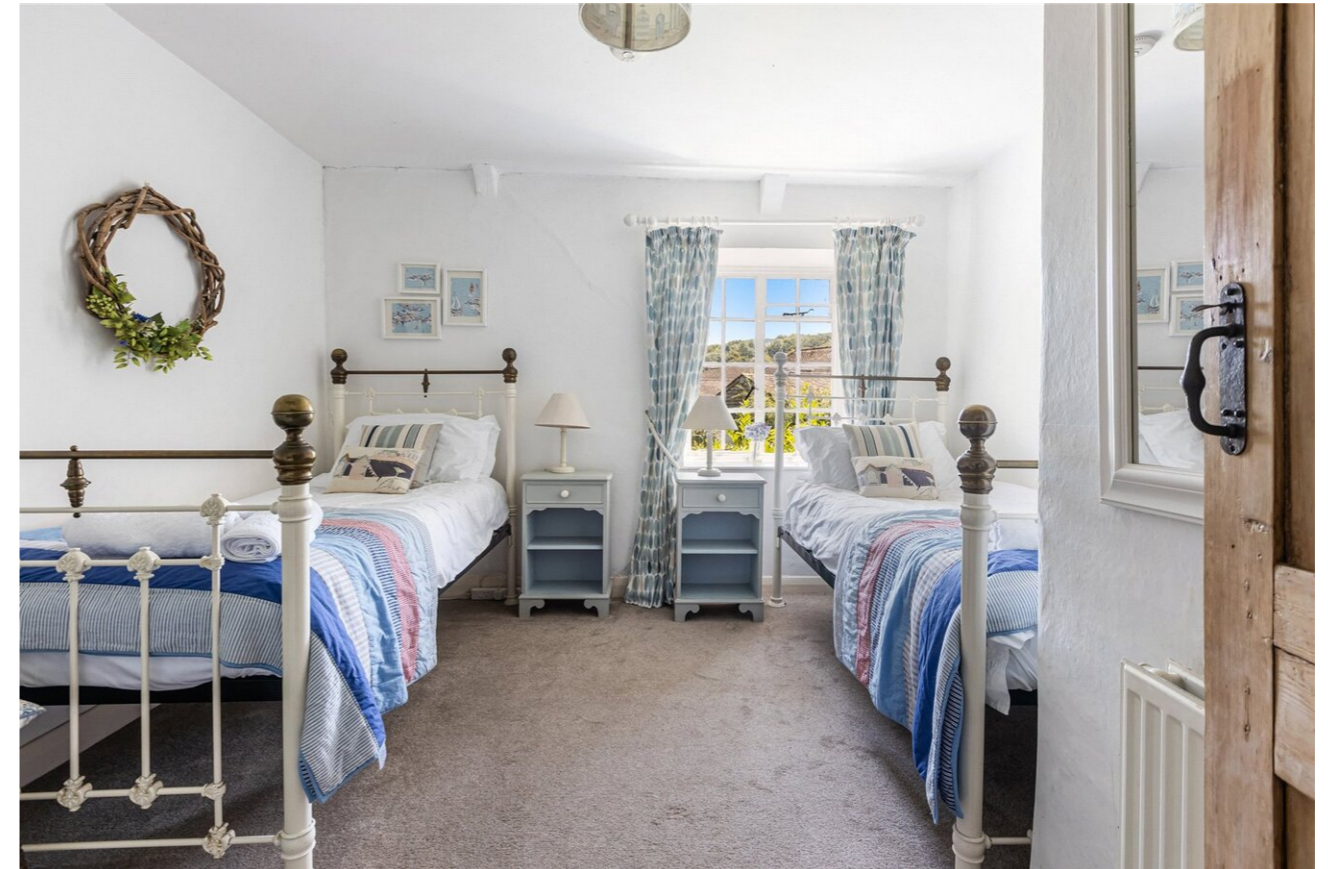
- NO CHAIN
- Immaculately presented detached thatched cottage
- Sought after village location
- Private front and rear gardens
- 2 double bedrooms
- Period features

Fixtures & Fittings

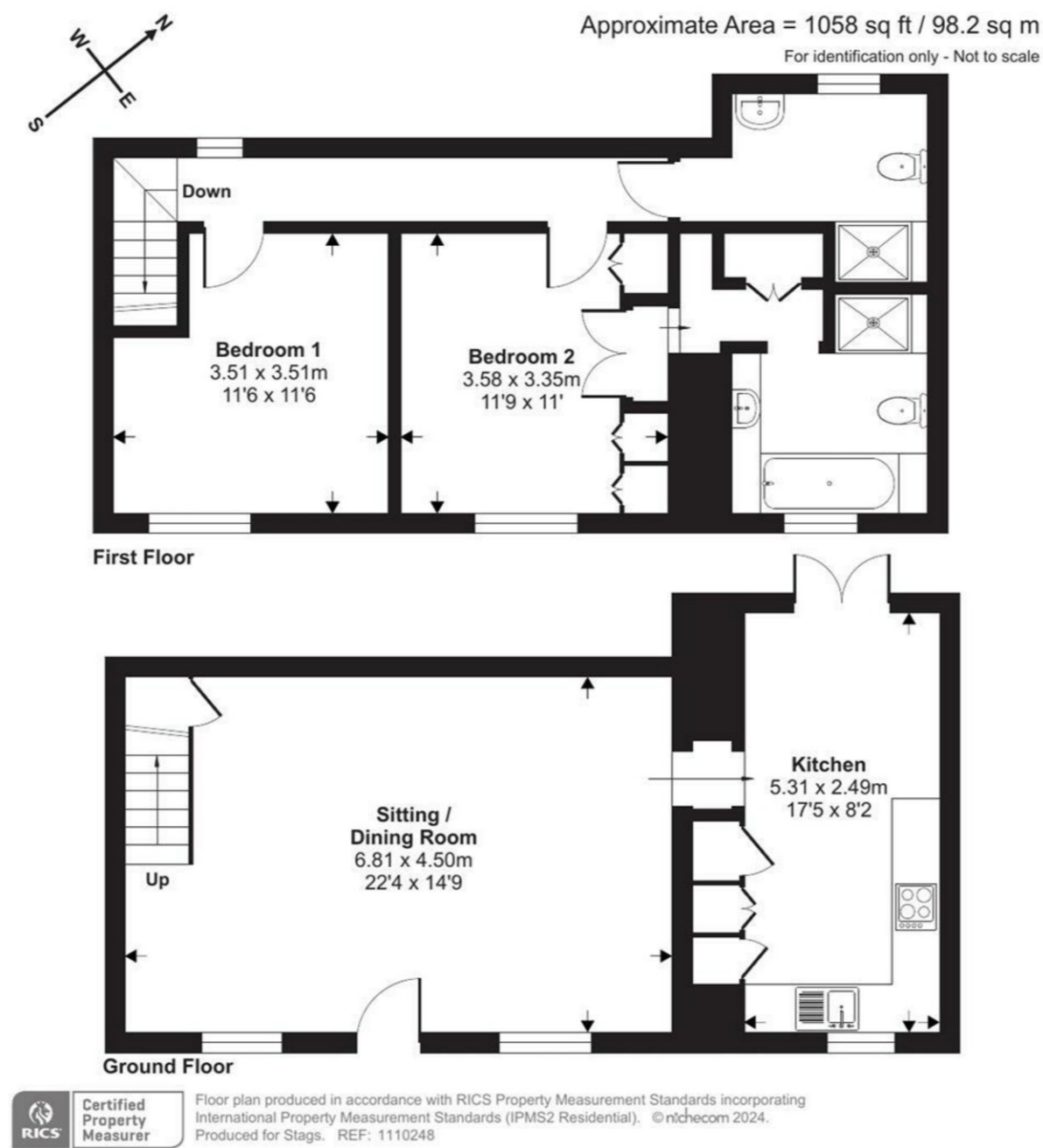
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOORPLAN



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.