

12 POUND FIELD
STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



12 POUND FIELD

Located in the sought after village of Stoke Gabriel, a link-detached bungalow, well-positioned within this popular cul de sac offering potential to convert the loft (STNC) to create a fantastic family home.

The accommodation comprises entrance hall with access through to a good-sized sitting/dining room, family bathroom, kitchen, two double bedrooms, one of which has a door giving access to the garden. From the kitchen there is a utility/porch which gives access to the garage, rear garden and front of the property.

Externally to the front of the property is driveway parking leading up to a single garage. There is a large level lawned garden to the front with a small pond. The rear garden is private and laid to lawn with a small patio area and gravel.

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.





KEY FEATURES

- Link detached bungalow
- Sought after village
- 2 double bedrooms
- Potential to convert loft (STNC)
- Front and rear gardens
- Driveway parking and single garage





PROPERTY DETAILS

Property Address

12 Pound Field, Stoke Gabriel, Totnes

Mileages

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

Services

Mains electric, water and drainage. Mains gas central heating.

EPC Rating

Current: 61, Potential: 83

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

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.

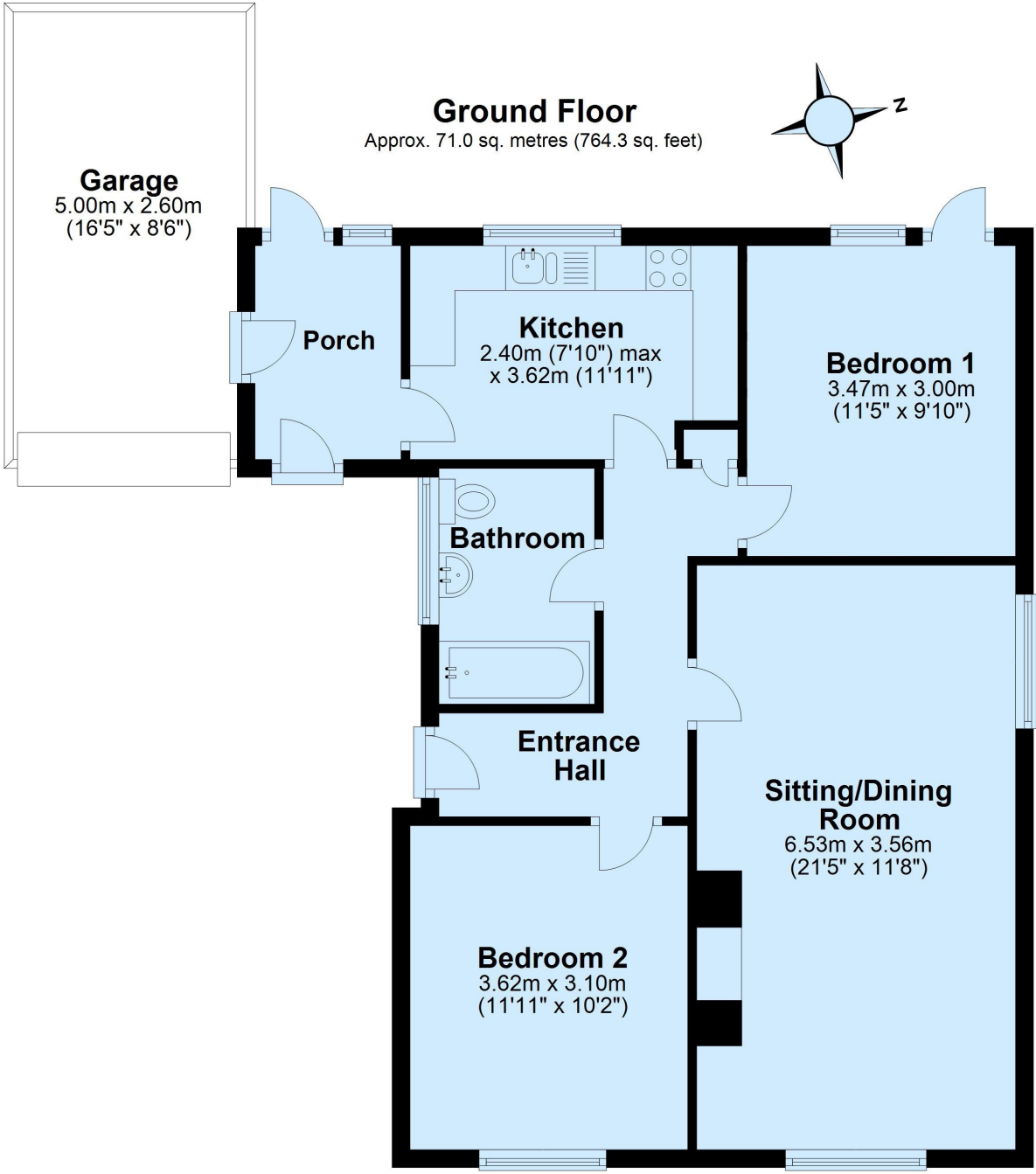
Viewing

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



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FLOOR PLAN



Total area: approx. 71.0 sq. metres (764.3 sq. feet)



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Totnes Office

01803 847979 | totnes@marchandpetit.co.uk

Waterside House, The Plains, Totnes, Devon, TQ9 5YS

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590