



Mapledene Close | Stoke Gabriel | Totnes | TQ9 6RP

Asking Price Of £450,000

A wonderfully spacious three bedroom detached bungalow located within a quiet cul-de-sac in the highly desirable and prestigious village of Stoke Gabriel. The bungalow comprises of an inner porch that leads through to a welcoming hallway, a spacious living room, a large kitchen/diner, a conservatory, three great sized double bedrooms with the master being en-suite, a further family shower room, beautifully landscaped rear gardens, off road parking and a garage. The bungalow is within easy reach of bus links, a charming country pub, Stoke Gabriel primary school, local shops and more. The property is being offered with no onward chain!

- NO CHAIN!
- THREE DOUBLE BEDROOMS
- QUIET CUL-DE-SAC
- HIGHLY DESIRABLE VILLAGE LOCATION
- GARAGE AND PARKING
- BEAUTIFULLY LANDSCAPED REAR GARDENS



**ENTRANCE PORCH** A uPVC double glazed front door opens into a welcoming inner porch featuring tiled flooring and wall mounted lighting. A secondary internal door leads seamlessly into the main hallway.

**HALLWAY** A spacious and inviting hallway with access to all principal rooms. It benefits from two built in storage cupboards, internet connection points, a gas central heating radiator, and a loft hatch.

**KITCHEN / DINING ROOM** A generously sized and well equipped kitchen/diner featuring a range of wall mounted, base, and drawer units with roll edged work surfaces above. Included are a 1.5 bowl stainless steel sink with drainer, an integrated eye level electric double oven with grill, and a four ring gas hob with extractor hood. Additional appliances include a washing machine and dishwasher, with space provided for a full size fridge freezer and a 6 seater dining table. Finished with tiled backsplash, a uPVC double glazed window, a sliding patio door opening onto the rear garden and a gas central heating radiator.

**LIVING ROOM** A bright and spacious living room overlooks the beautifully landscaped rear garden. It offers ample room for furnishings and features a charming electric fireplace, overhead and wall mounted lighting, TV point, a uPVC double glazed window and a gas central heating radiator. Further doors open directly into:-

**CONSERVATORY** A wonderful additional reception space with triple aspect uPVC double glazing offering stunning views of the sun soaked garden. Ideal as a second sitting room or garden room with French doors leading directly outside..

**Address 'Mapledene Close, Stoke Gabriel, Totnes, TQ9 6RP'**

**Tenure 'Freehold'**

**Council Tax Band 'E'**

**EPC Rating 'TBC'**

## Contact Details

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**PRIMARY BEDROOM** A spacious master bedroom situated at the front of the property offering deep built in mirrored wardrobes, a uPVC double glazed window and a gas central heating radiator.

**EN-SUITE SHOWER ROOM** A sizeable en-suite comprising a walk in shower unit, low level flush WC and wall mounted wash hand basin. Tiled walls, an obscure uPVC double glazed window and a chrome heated towel rail.

**BEDROOM TWO** Another well-proportioned double bedroom with built in mirrored wardrobes, uPVC double glazed window and a gas central heating radiator.

**BEDROOM THREE** A versatile third double bedroom ideal as a guest room, home office, or hobby space. Includes a uPVC double glazed window and gas central heating radiator.

**FAMILY BATHROOM** A spacious family bathroom featuring a walk in triple shower, low level WC and vanity unit with integrated wash hand basin and storage. Tiled throughout with an obscure uPVC double glazed window and chrome heated towel rail.

**OUTSIDE** The rear garden is a true highlight—sunny, level and beautifully landscaped. A generous patio area provides the perfect space for alfresco dining and entertaining, while the rest of the gardens are laid to lawn surrounded by mature shrubs and vibrant plants.

**GARAGE** A secure garage providing additional storage with a metal up and over door, lighting and electrical points and a courtesy door leading out to the gardens.

**PARKING** Off road parking to the front of the property

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.