



Pinfarthings

Flood Street, Stoke Gabriel, Totnes, TQ9 6QL

RENDELLS

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A semi-detached two-bedroom bungalow with driveway parking, detached garage, enclosed rear garden. Offering potential to extend or update (subject to any necessary planning consents).

- Two-bedrooms
- One Reception Room
- Driveway parking
- Detached garage
- Potential to extend subject to necessary planning consents
- Enclose mature rear gardens
- Quiet desirable village location

Guide Price £495,000

Plymouth approx. 28 miles, Exeter approx. 27.4 miles, Dartmouth (Kingswear) approx. 8.6 miles (via Ferry), Torbay approx. 7.1 miles, Newton Abbot approx. 10.8 miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Stoke Gabriel is an attractive and highly desirable village at the head of a creek on the River Dart with a wealth of social and sporting activities for all. This thriving, friendly village has a church, two pubs, a village shop and Post Office, a bistro and a restaurant and is a boatman's paradise with its very popular and active Boating Association. There is also a pre-school and primary school. Totnes, with its numerous shops, restaurants and hostellers, is approximately 4 miles away and has a main line railway station with a service to London Paddington. The fantastic beaches of the South Hams and the stunning scenery of Dartmoor also lie within easy reach of the village. Exeter airport is only 30 miles away and equidistant Plymouth has an excellent theatre and sailing facilities.

Description

Pinfarthings has been in the family for many years and has been a much-loved home with well-kept lawns and gardens. Offering good size front, side and enclosed rear gardens with mature planting. Offering versatile accommodation with two bedrooms. Detached single garage. To the left of the driveway is a substantial garden area which could offer further potential for garaging or parking (subject to any necessary planning consents). The property is set in a slightly elevated position, just off the village center in a quiet, leafy residential area.

Accommodation

Entering in through double-glazed front door into the inner hall. Doors leading off to Bedroom One with views over the front gardens with plenty of space for additional



wardrobe storage. Door to separate W.C. Shower Room with a fully tiled large shower enclosure with hand wash basin and chrome towel rail. Bedroom Two (could also be used as a dining room) with front aspect, plenty of space for additional storage. Sitting/Dining Room with views over the rear gardens and patio with a tiled surround gas fire, useful storage cupboard, glazed door to kitchen. Kitchen with a range of modern wall mounted and under counter units, roll top worksurfaces, four ring hob and integrated electric oven. Space for washing machine, space for free standing fridge/freezer. Useful built-in pantry cupboard. Double glazed door leads out into the side entrance porch.

Gardens and Outside

The gated entrance opens to a concrete driveway leading up to the detached single garage with an up and over door. Lawned gardens to the front with mature borders. A large area to the left offering further potential for parking or a garage (subject to any necessary planning consents). Side access leading to the main entrance and pathway to the side entrance porch, giving access to the kitchen.

Rear gardens with a large mature apple tree and levelled lawns. Good size paved patio area surrounded by some mature hedging and planting giving some seclusion. Plenty of scope for the green fingered.

Garage

Detached single skinned block-built garage with a corrugated roof.

Tenure Freehold.

Council Tax Band C.

Energy Performance Certificate Energy rating C.

Services

Mains electricity, mains water and drainage. Mains gas with gas central heating (gas Boiler located in the loft space).

Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

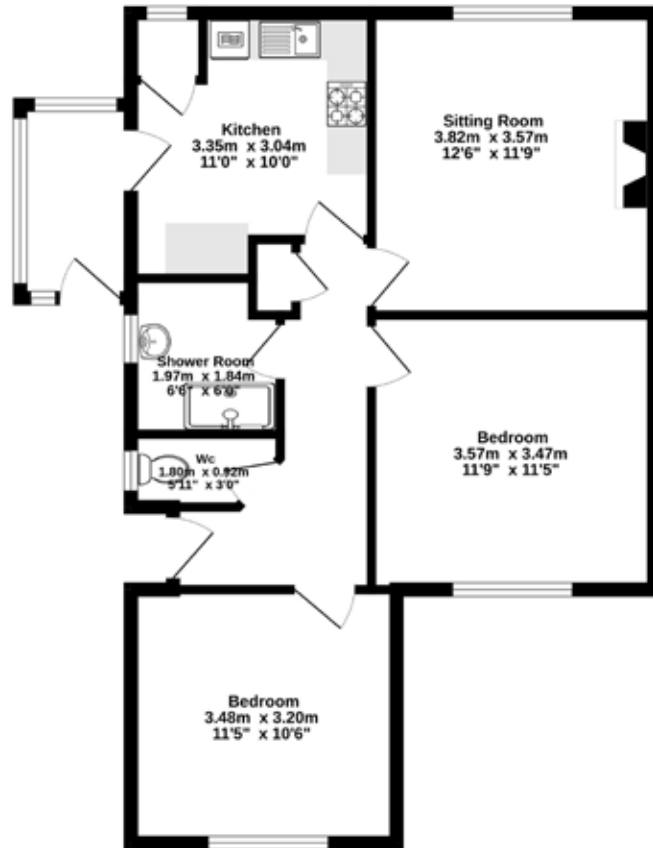
Directions

From Totnes, proceed along the Paignton Road, turning right at Longcombe Cross. Follow this road for approximately 1.5 miles, passing through Aish, and take the turning right into Stoke Gabriel. At the T junction, turn right and take the second right into Flood Street. Continue up the hill and the property can be found on your right.

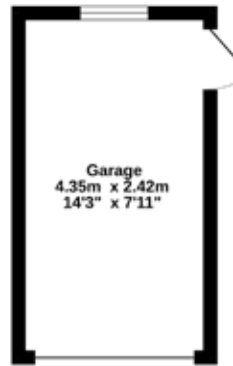
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Ground Floor
61.2 sq.m. (659 sq.ft.) approx.



Garage
19.5 sq.m. (113 sq.ft.) approx.



TOTAL FLOOR AREA : 71.7 sq.m. (772 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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