



Applecote, Vicarage Road,
Stoke Gabriel, Devon, TQ9 6QP



Applecote

Stoke Gabriel, Devon, TQ9 6QP

Guide Price of £450,000

A spacious three bedroom semi detached family home with driveway parking, detached garage, level gardens set in the quiet and desirable Vicarage Road area of Stoke Gabriel.

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 hostelrys, 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 is Plymouth which has excellent theatre and sailing facilities.

Description

Applecote in its past has been a much loved family home and has had an extension to the rear creating a kitchen/dining room with door opening out onto the enclosed mature gardens. Impressive sitting/dining room with two fireplaces (one currently open). The property has driveway parking for 2/3 vehicles with potential to create further parking. To the side of the property is a detached garage offering potential space for an extension (subject to the necessary planning consents).

Viewing is highly recommended to appreciate this quiet location in this desirable village in the South Hams.

Accommodation

Entering through a front porch with double glazed front door and window with brick built, single skinned porch. Door into main entrance hall, partially clad in pine wood cladding. Open plan sitting/dining room with views over the front gardens. Stone surround and open fireplace (fireplace number 2 not currently in use). Old door currently created into a shelving unit allowing natural light into the entrance hall. Glazed double doors opening into kitchen/diner enjoying plenty of natural light with undercounter units, fully tiled splashbacks, space for an electric cooker and undercounter fridge, sink and drainer. Laminate floor. Cupboard housing the electric heating system. Ground floor shower room with hand wash basin, W.C. and shower encloser with an electric shower unit. Built-in cupboards. Stairs rise to the first floor.

First Floor

Part way landing window offering Bedroom One with front aspect with views over the village and surrounding countryside. Bedroom Two with rear aspect with views over the garden. Bedroom Three with a front aspect. Family bathroom with hand wash basin, W.C., bath with Mira Shower valve over. Cupboard housing the hot water cylinder.



Gardens and Grounds

The property is accessed via the gated tarmacked driveway to parking areas at the front of the garage with gravelled frontage and mature border and front gardens. Substantial space between the detached garage and house.

Rear gardens with formal borders, mature planting and some hedging, mainly fenced and walled with lawned areas. A summerhouse is situated on a raised area.

Garage

A detached, single garage with up and over door with a pitch roof.

Tenure Services

Freehold. Mains electricity, mains water and drainage.

Council Tax

Band D.

Energy Performance Certificate

Rating G.

Agents Note

The property is being sold to fund care for the vendor.

Local Authority

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

Viewing Arrangements

Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

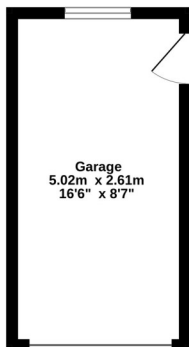
From Totnes proceed Bridgetown Hill heading in the Torbay/Paignton direction. After passing Longcombe Garden Centre, turn right on the bend signed Stoke Gabriel 2 miles. Continue for about 1.5 mile, At Four Cross turn right onto Paignton Road. Continue into the village taking the 5th Right onto Flood street. To the end take then next left onto Vicarage Road. Continue around to the left and the property can be found a short distance down the hill on the left.

What3words: <https://w3w.co/flopped.group.putter>

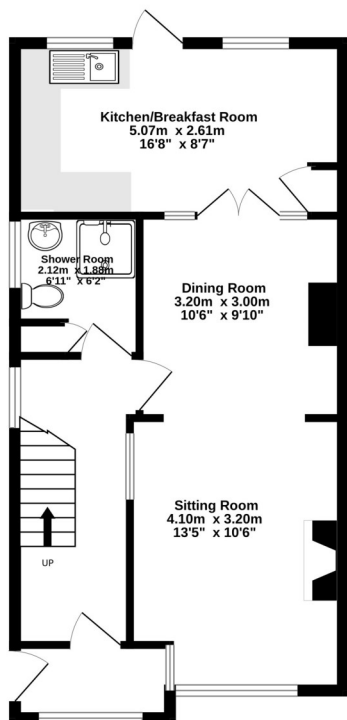
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F		
1-20	G	17 G	



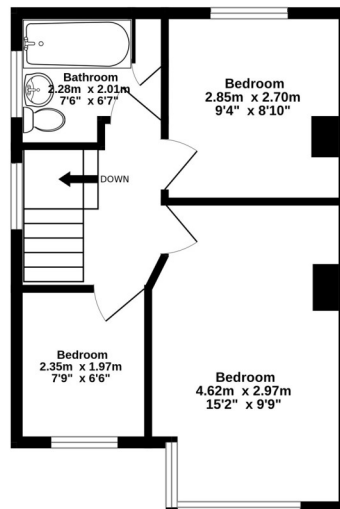
Garage
13.1 sq.m. (141 sq.ft.) approx.



Ground Floor
48.5 sq.m. (522 sq.ft.) approx.



1st Floor
34.2 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA : 95.8 sq.m. (1031 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.
Made with Metropix ©2024



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 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.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) 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 there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.