



## *Our View “Stoke Gabriel is one of the sought after villages in the South Devon”*

This individual three-bedroom property positioned on a corner plot offers enclosed gardens and off-road parking and is located in the sought after village of Stoke Gabriel.

The accommodation begins with the entrance hallway with access to a downstairs WC and storage beneath the stairs. A door leads into the lounge/dining room which features a double-glazed bay window to the side along with double doors onto the garden. A feature of the room is the AGA woodburner fire with storage space in a recess on either side. From the entrance hallway access is found to the kitchen/breakfast room with a fitted kitchen comprising a range of matching wall and base level units with a stainless-steel mixer tap sink and drainer. Built-in appliances include a double oven and dishwasher and there is space for a fridge/freezer and a double-glazed window to the side. A door leads into the useful utility area which features space and plumbing for a washing machine and tumble dryer along with space for a further fridge/freezer and further work units with storage. This room also houses the combination boiler and has a double-glazed window and a door leading to the garden. From the entrance hallway stairs rise to the first floor

landing where you have access to the three bedrooms, two doubles and one single, all of which feature double glazed windows, with one of the bedrooms featuring built-in wardrobes. Adjacent to the bedrooms is a modern fitted wet room comprising a low-level flush WC, pedestal wash hand basin with storage beneath and walk-in shower and there are fully tiled walls and an obscured double glazed window to the side. Also from the landing there is access to useful airing cupboard with shelving and a hatch providing access to loft space. Situated on a corner plot, externally the property features enclosed and private gardens. A driveway laid to paving and stone chippings provides off road parking for two cars gate with access to the front entrance along with a gate to the side. Leading out from the living space you have a decking area leading onto a level patio, providing an ideal space for outside dining and entertaining, and there is a wooden built summer house. the garden continues to the side where you will find a low maintenance area lay stone chippings bordered by an assortment of flowerbeds and mature trees. Stoke Gabriel is a picturesque South Devon village nestled on a creek by the River Dart surrounded by delightful countryside views. The village has a strong community spirit and hosts a variety of events throughout the year and has excellent amenities including pubs, a church, primary school, post

office, shop and village hall. The village is conveniently situated close to the towns of Totnes, Paignton and Dartmouth which offer a more comprehensive range of facilities.

- Spacious property
- Living / Dining room
- Kitchen breakfast room
- Utility room
- Three bedrooms
- Fitted shower room
- Corner plot with enclosed gardens
- Driveway
- Sought after village location
- No onward chain







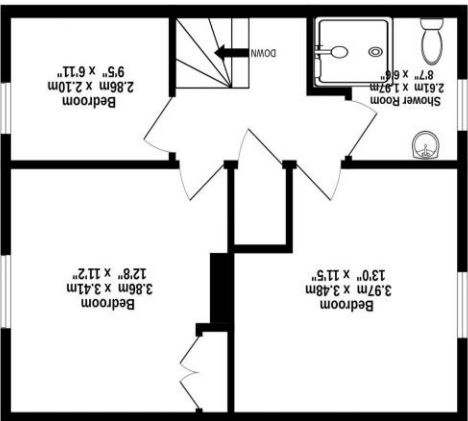
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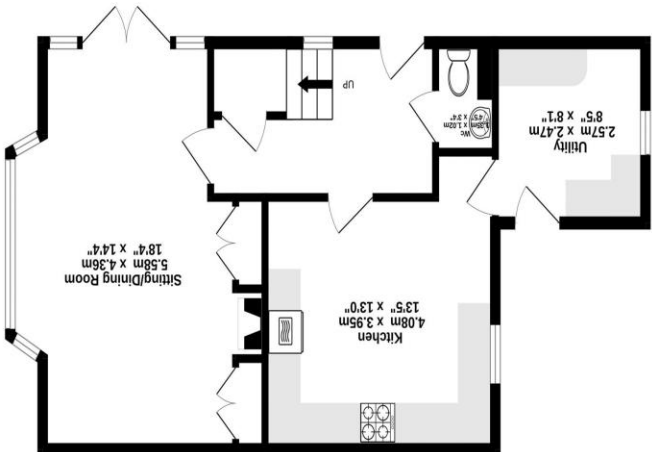


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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TOTAL FLOOR AREA : 94.1 sq.m. (1013 sq.ft.) approx.



1st Floor  
43.4 sq.m. (467 sq.ft.) approx.



Ground Floor  
50.7 sq.m. (546 sq.ft.) approx.



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1 Barn Park, Totnes, TQ9 6SR  
£399,950 Freehold Ref: DSN6969

