



32 Vicarage Road
Stoke Gabriel, Totnes, Devon, TQ9 6QP

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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An immaculately presented three bedroom bungalow with a beautifully fitted kitchen breakfast room and a lovely bright double aspect living room in this popular road within Stoke Gabriel.

The property benefits from plenty of driveway parking and a good size garage and utility room. There are two double bedrooms and a smaller third with a large wet room.

Outside the garden enjoys a large gravel patio area and a lawned area with shrub and flower borders.

Services: Mains electric, water and drainage. Gas central heating.

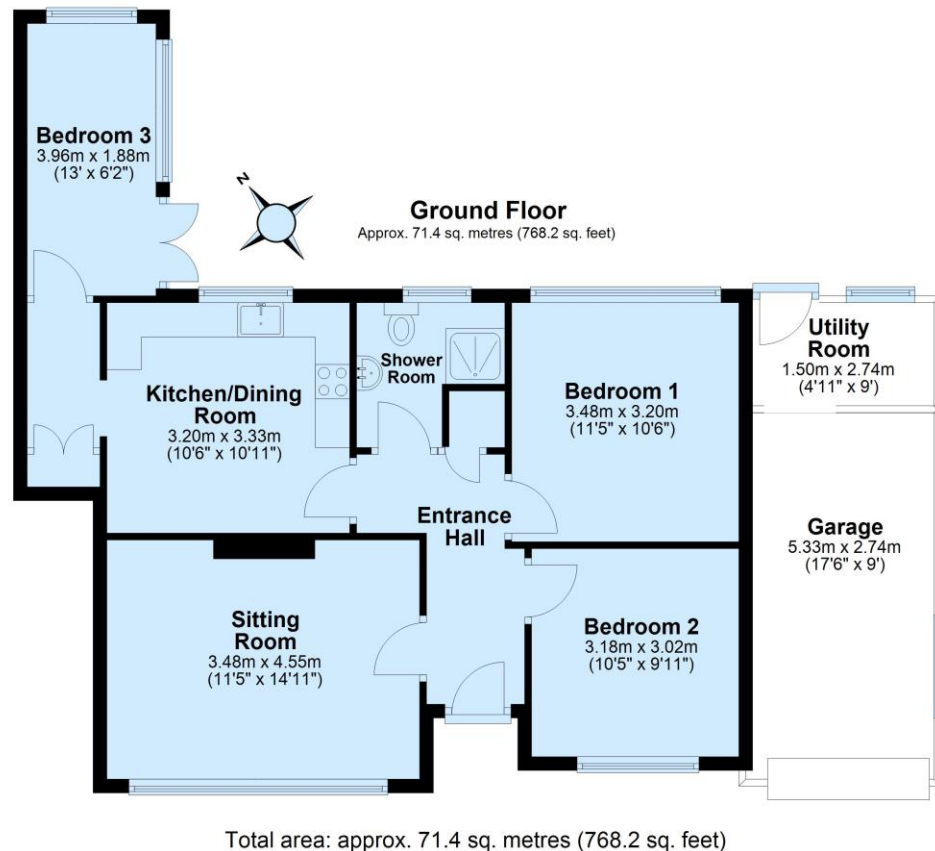
The picturesque village of Stoke Gabriel, within the South Devon AONB, sits on the east bank of The River Dart and offers a quay, a pontoon and a landing stage from which to enjoy the river and Mill Pool with easy access to the sea. The village offers a range of local societies to include a very active 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

- Popular village of Stoke Gabriel
- Detached bungalow
- Driveway and garage
- Fantastic garden
- 3 bedrooms

BEDS 3 | BATHS 1 | RECEPTS 1 | EPC D | COUNCIL TAX Band D | TENURE Freehold

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DIRECTIONS

Proceed out of Totnes heading towards Paignton and Torquay. After approximately 1 mile at Longcombe Garden Centre turn right sign posted to Aish and Stoke Gabriel. Proceed through the hamlet of Aish and turn right sign posted Stoke Gabriel. Proceed along this road until the very end and at the 'T' junction (Rydon Cross) turn right into Paignton Road. Turn right into Flood Street and follow this road into Vicarage Road.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. 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 any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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