



6 The Millpool

Stoke Gabriel, Totnes, Devon, TQ9 6NW

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





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With delightful views over the Millpool this beautifully presented two bedroom ground floor apartment benefits from a lovely landscaped patio garden with direct water views. Bi fold doors bring the outside in from the open plan Living / Dining room which also incorporates an immaculate kitchen with fully integrated appliances. The principle bedroom is fitted with built in wardrobes and a luxury tiled ensuite bathroom with walk in power shower. A further double bedroom and family bathroom complete the accommodation.

Outside the property has front and rear gardens along with communal gardens. There is a large single garage with an electric door.

Services: All mains connected. Mains gas central heating.

Lease Information: 999 year lease from 2020. Management fee of £4,113 per annum to include Electricity to communal areas, cleaning of building, fire alarm checks, window cleaning, gardener, light maintenance and service, buildings insurance and reserve fund.

Please note: The Millpool is for buyers over 55 years old.

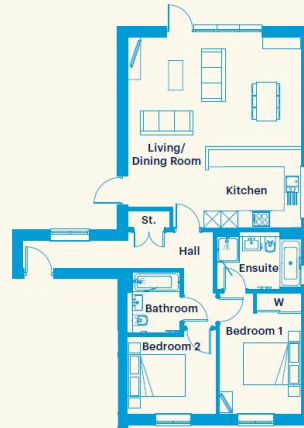
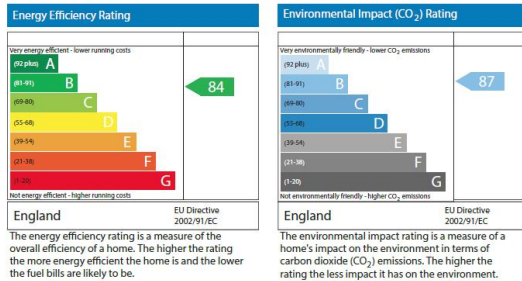
The picturesque village of Stoke Gabriel, within the South Devon AONB, sits on the east bank of The River Dart and offers a quay, a pontoon and a landing stage from which to enjoy the river and Mill Pool with easy access to the sea. The village offers a range of local societies to include a very active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

- Waterside apartment
- Immaculately presented throughout
- Idyllic village location
- Over 55's development
- Front and rear garden along with communal garden
- Bright and airy accommodation
- Two double bedrooms

BEDS 2 | BATHS 2 | RECEPTS 1 | EPC B | COUNCIL TAX Band E | TENURE Leasehold

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Ground Floor

Room	Metric (metres)	Imperial (feet/in)
Living/Dining Room	6.1 x 3.8	20'0" x 12'5"
Kitchen	2.8 x 3.3	9'2" x 10'8"
Bedroom 1	4.2 x 2.8	13'8" x 9'2"
Bedroom 2	2.7 x 3.1	8'9" x 10'2"



DIRECTIONS

From Totnes take the A385 signposted to Paignton and Torquay. Continue along this road out of Totnes and proceed for approximately 4 miles. Turn right into Stoke Road continue along this road for approximately 2 miles this will then become Paignton Road. Follow the Paignton Road into the village and take a left turning into Stoke Hill and follow the road down bearing right into Lower Broad Path. The site will be found on your right.

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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