



**Little Holme, Coombe Shute**  
Stoke Gabriel, Totnes, Devon, TQ9 6RF

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS









## Little Holme, Coombe Shute

### Stoke Gabriel, Totnes, Devon, TQ9 6RF

A simply charming two bedroom cottage immaculately presented in this lovely village location with a larger than average garden.

The cottage has been updated in recent years by the current owners including a new kitchen and bathroom. The living room has wonderful flag stone floors and a delightful inglenook with a wood burner. Upstairs are two bedrooms and a lovely family bathroom.

Outside the garden is mainly laid to lawn with a patio area with shrub and flower borders and a good size garden shed.

Services: Mains electric, water and drainage. Electric heating.

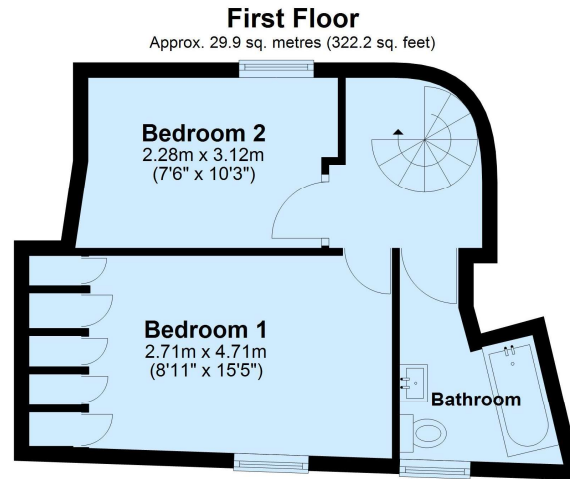
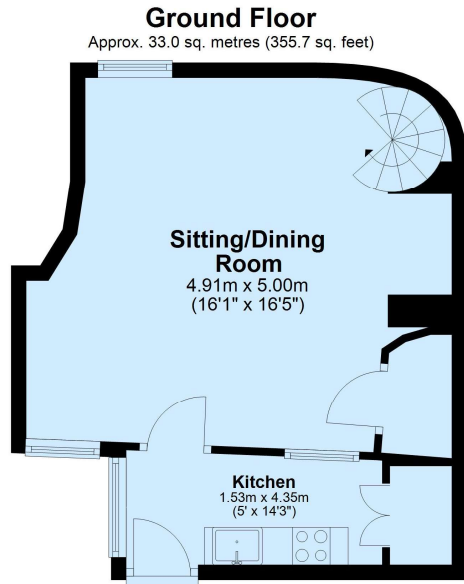
The picturesque village of Stoke Gabriel, within the South Devon AONB, sits on the east bank of The River Dart and offers a quay, a pontoon and a landing stage from which to enjoy the river and Mill Pool with easy access to the sea. The village offers a range of local societies to include a very active 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 location
- Walking distance of village amenities
- 2 bedroom cottage
- Beautifully-presented throughout
- Wonderful garden

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC E | COUNCIL TAX Band A | TENURE Freehold

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Total area: approx. 63.0 sq. metres (677.9 sq. feet)



#### 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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