

BARN PARK STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



12 BARN PARK

A well-presented, semi-detached family home situated in the sought after village of Stoke Gabriel with garage, off road parking and large garden. This property is subject to the 3 year Devon Occupancy Restriction which means that a purchaser must have lived and worked in Devon for the last 3 years or for 7 years out of the last 20 years.

The accommodation comprises entrance hall through to a spacious, kitchen/dining area with door leading to the rear garden. There is a separate utility room and access to a shower room and the garage. There is a good sized sitting room with log burner. On the first floor are four good sized bedrooms and a family bathroom.

To the front is ample driveway parking and garage with access leading to the exceptionally large rear garden which is level and mostly laid to lawn with a patio area.

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

- SUBJECT TO DEVON RULE
- Spacious semi-detached family home
- Sought-after village location
- 4 bedrooms
- Ample parking and garage
- Exceptionally large rear garden





PROPERTY DETAILS

Property Address

12 Barn Park, Stoke Gabriel, Totnes, Devon, TQ9 6SR

Mileages

Totnes 4 miles Exeter 24 miles Plymouth 25 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: C, Potential: B

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

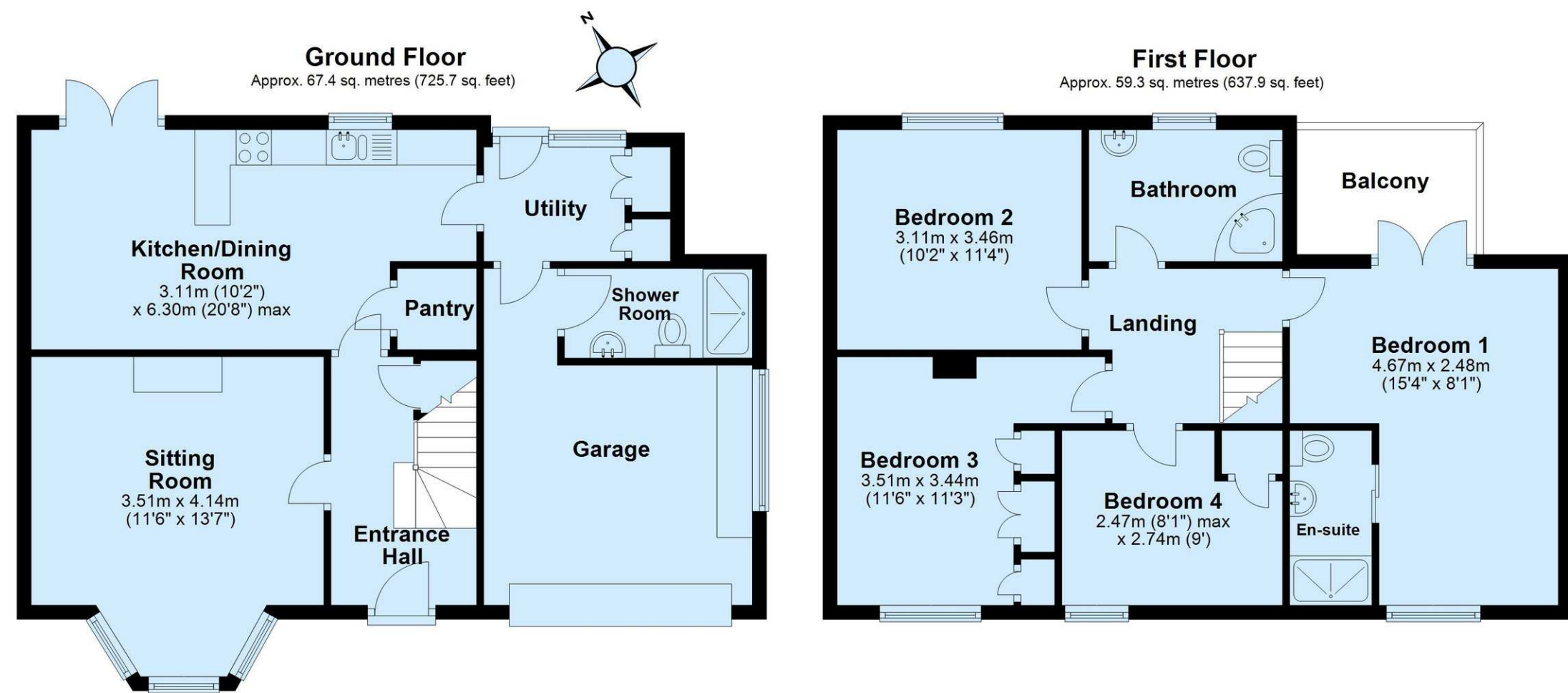
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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FLOORPLAN



Total area: approx. 126.7 sq. metres (1363.6 sq. feet)



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