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7 Mapledene Close

7 Mapledene Close, Stoke Gabriel, Totnes, Devon, TQ9 6RP



Totnes: 4.2 miles, Dartmouth: 8.4 miles,  
Exeter: 28.4 miles

A well presented 3 bedroom detached bungalow located in a popular cul-de-sac in the sought after village of Stoke Gabriel

- Detached 3 bedroom bungalow
- South facing
- Front and rear gardens
- Garden room with feature roof lantern
- Quiet cul-de-sac
- Sought after village location
- Freehold
- Council Tax Band E
- EPC Band B

Guide Price £475,000

#### SITUATION

Stoke Gabriel is a popular and sought after village which lies in an Area of Outstanding Natural Beauty at the head of a creek on the River Dart about three miles south-east of Totnes. The older part of the village is in a conservation area near the River and Mill Pool and much of the area is a Coastal Preservation Area. The village has good facilities including a church, primary school, pre-school [2 to 5 yrs], village hall, post office, general stores and two public houses.

Buyers see Stoke Gabriel as a lifestyle choice both because of the amenities that it offers and its thriving strong family social life and community spirit, with boating, canoeing and river trips on the River Dart on your doorstep. The village boating association also provides RYA sailing training for children and a year round calendar of boating events.

#### DESCRIPTION

7 Mapledene Close is a well presented south facing detached home located in a quiet cul-de-sac in this popular village. The property occupies a large level plot and internally enjoys generous living accommodation including a garden room with feature roof lantern, a perfect space to enjoy the garden all year round. Externally the property is complemented by established gardens to the front and rear, driveway and garage. The garage is double in length having been historically extended and offers the potential for a future home office.

#### ACCOMMODATION

A path approaches the front of the property to patio sliding doors leading into an entrance porch. Front inner door into the main hallway with double doors into the sitting room and a large bay window looking over the front garden, marble fireplace with an electric fire and archway leading to the dining room area with sliding patio doors into the garden room.

From the main hallway, a door leads to the kitchen with a tiled floor, cream base and wall units, fitted electric hob with extractor hood over, built-in double oven, integrated fridge and dishwasher, sink with draining board and single door leading to the garden room.

The garden room has a tiled floor with a low level wall with surrounding windows taking full advantage of the garden with double doors at one end and a single door towards the garage. An ideal space for entertaining and relaxing during the summer months or even into the evening during the winter making full use of the open pitched roof lantern.

Hallway leading to a double bedroom and a large single bedroom; both with built-in wardrobes, a master bedroom overlooks the rear garden with an en-suite comprising a WC and wash hand basin. Family bathroom with walk-in shower, WC and wash hand basin.

#### OUTSIDE

A tarmac driveway leads to an extended double garage with enough space for two vehicles, electrics and lighting, roller shutter door and double doors leading into the rear garden, side metal gate providing access to the rear garden.

The front garden has a path leading to the front door and gravel area suitable for additional parking together with a seating area in the sunshine, a lawn with shrubby borders and mature trees.

The rear garden is enclosed with wooden fencing and a wooden side gate off the pavement. A paved path leads around the bungalow with a patio and seating area ideal for Al Fresco dining with a small raised stone wall with a lawned area, borders of mature shrubs and wooden pergola.

#### SERVICES

Mains electricity, gas and water are connected to the property. Gas fired central heating. 16 array solar panels are located on the front elevation of the roof which are leased for a 25 year period, starting in 2011.

#### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

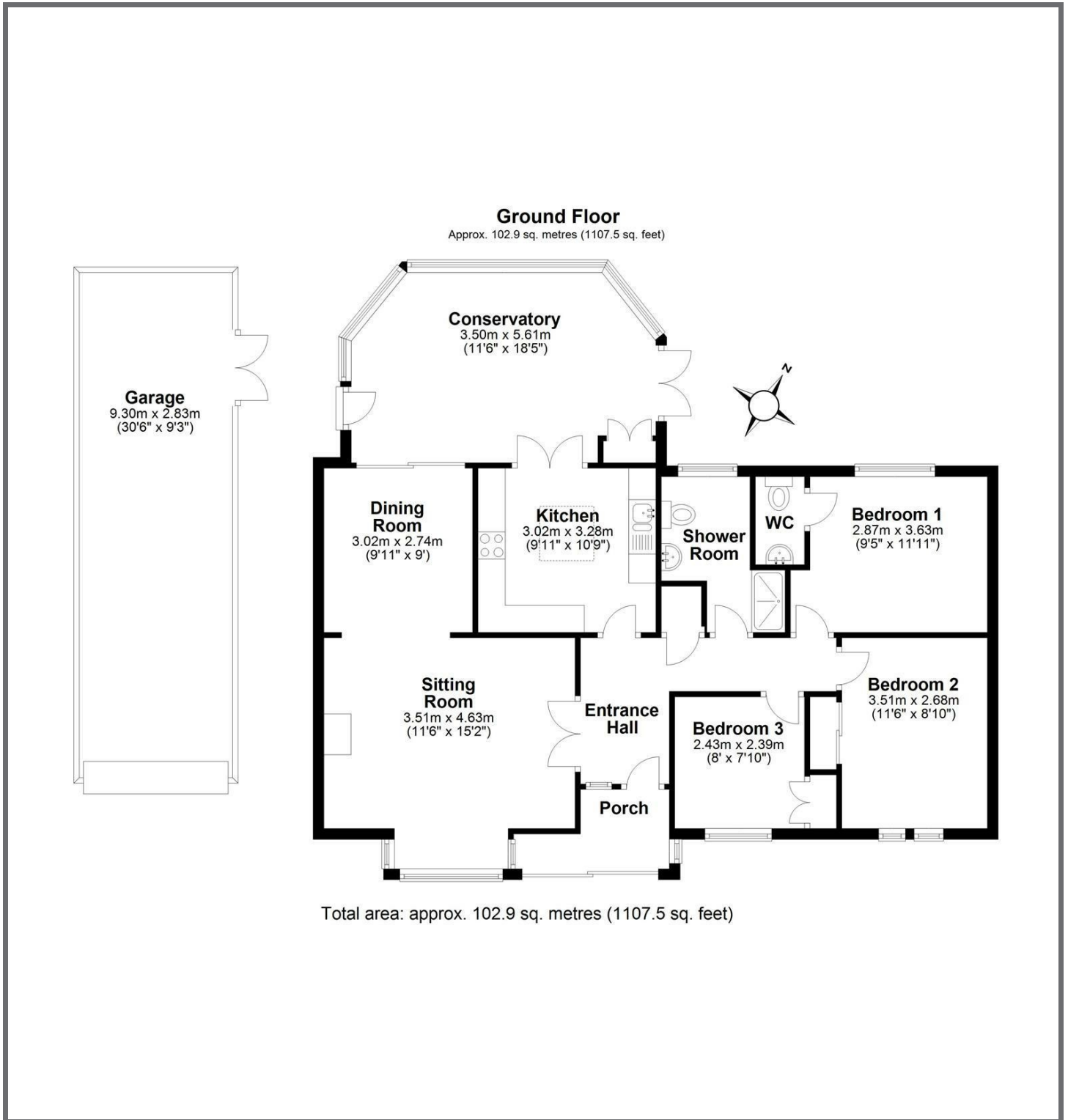
#### VIEWING

Strictly by prior appointment with Stags on 01803 865454.

#### DIRECTIONS

From Totnes take the A385 towards Paignton. Stay on this road for approximately 2 miles and turn right sign posted Stoke Gabriel. Follow this road through the village of Aish, then turn right sign posted Stoke Gabriel. Proceed along the country lane and down to the T junction. Turn left onto Paignton Road and after a short distance into Mapledene Close where you will find the property on the left.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Best energy efficient - lower running costs	88	97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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