



8, The Millpool





# 8, The Millpool

Stoke Gabriel, Totnes, Devon TQ9 6NW

Totnes:4.5 miles, Torquay (sea front):6.7 miles, Exeter:27.7 miles

**A superb 2 bedroom first floor apartment overlooking the Mill Pool and out towards the River Dart**

- Over 55 yr old purchasers only
- Waterside first floor apartment
- High quality build
- 2 Double bedrooms
- Large single garage, additional allocated parking space
- Intercom entry system
- A superb lock up and leave property
- Open plan kitchen/sitting room/dining room
- En-suite bathroom, family bathroom
- Leasehold, Council Tax Band: E

**Guide Price £525,000**

## **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 four 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**

Blue Cedar built the Mill Pool apartments and houses in 2021 to very good quality and are restricted to the over 55 year olds. The sale of No. 8 offers the buyer a fantastic opportunity to purchase an incredibly well built first floor apartment with stunning views over the mill pool, across and over Stoke Gabriel church towards the River Dart.

Located at the far end of the development is the block of apartments, opposite which is the large garage block where No. 8 has a single garage with an up and over electric door plus a separate allocated parking space immediately on the left as you turn into the development.





## ACCOMMODATION

Access into the spacious entrance hall with a flight of stairs and a lift provides access to the first floor. From the door, this light and airy apartment benefits immediately from a window overlooking one of the two private balconies with a view over the mill pool. The entirety of the apartment benefits from gas-fired underfloor heating with an engineered oak floor across most of the rooms. There is a useful storage cupboard on the landing housing the Worcester gas-fired boiler, with a cabinet with the underfloor heating manifolds.

A glazed and timber door leads through to the open plan kitchen/dining room/sitting room with part engineered oak floor with a range of base and eye-level kitchen units with integrated Caple refrigerator and freezer below. There is an integrated fan assisted Neff electric oven with integrated Neff microwave above, Neff 4-ring ceramic hob with a range of soft close pan drawers with an Elica extractor hood over, and a Neff integrated full size dishwasher.

The kitchen benefits from a quartz white almond worktop with 1½ bowl stainless steel sink with drainer with a large window facing southwest overlooking Stoke Gabriel church, the mill pool and out to the River Dart. The kitchen has a mid-range countertop denoting the divide between the sitting room and dining areas, which is carpeted with a pair of patio doors leading out to the first covered balcony with glass balustrading providing some protection.

The views over the mill pool provide plenty of activity from wildlife and those enjoying the water and across to the South Downs Woodland beyond. The second private balcony can be accessed from the dining room end of this room to a further covered balcony area, again with stunning views. From the hallway the main double bedroom can be accessed, which has fitted shutters providing privacy from the front of the building, with a built-in double wardrobe with sliding doors and a doorway into a fully tiled en-suite bathroom with a separate bath, WC, raised sink unit and walk-in shower. There is electric underfloor controlled heating to this en-suite bathroom.

Bedroom 2, a double room, also with fitted shutters to the front window and a built-in double wardrobe with sliding and mirrored door. This room is currently used as a study but designed as a double bedroom.

The family bathroom, fully tiled with a bath and mixer shower over with WC and raised wash hand basin with a full sized mirror mounted to the wall. Also with electric underfloor heating.

A significant feature of this apartment is its ease of living and currently used by the vendors as their main home but also is a great lock up and leave property.

## OUTSIDE

The small area of communal garden can be viewed from the upstairs balcony and includes an area of raised deck with some benches to sit and admire the southerly views.

## SERVICES

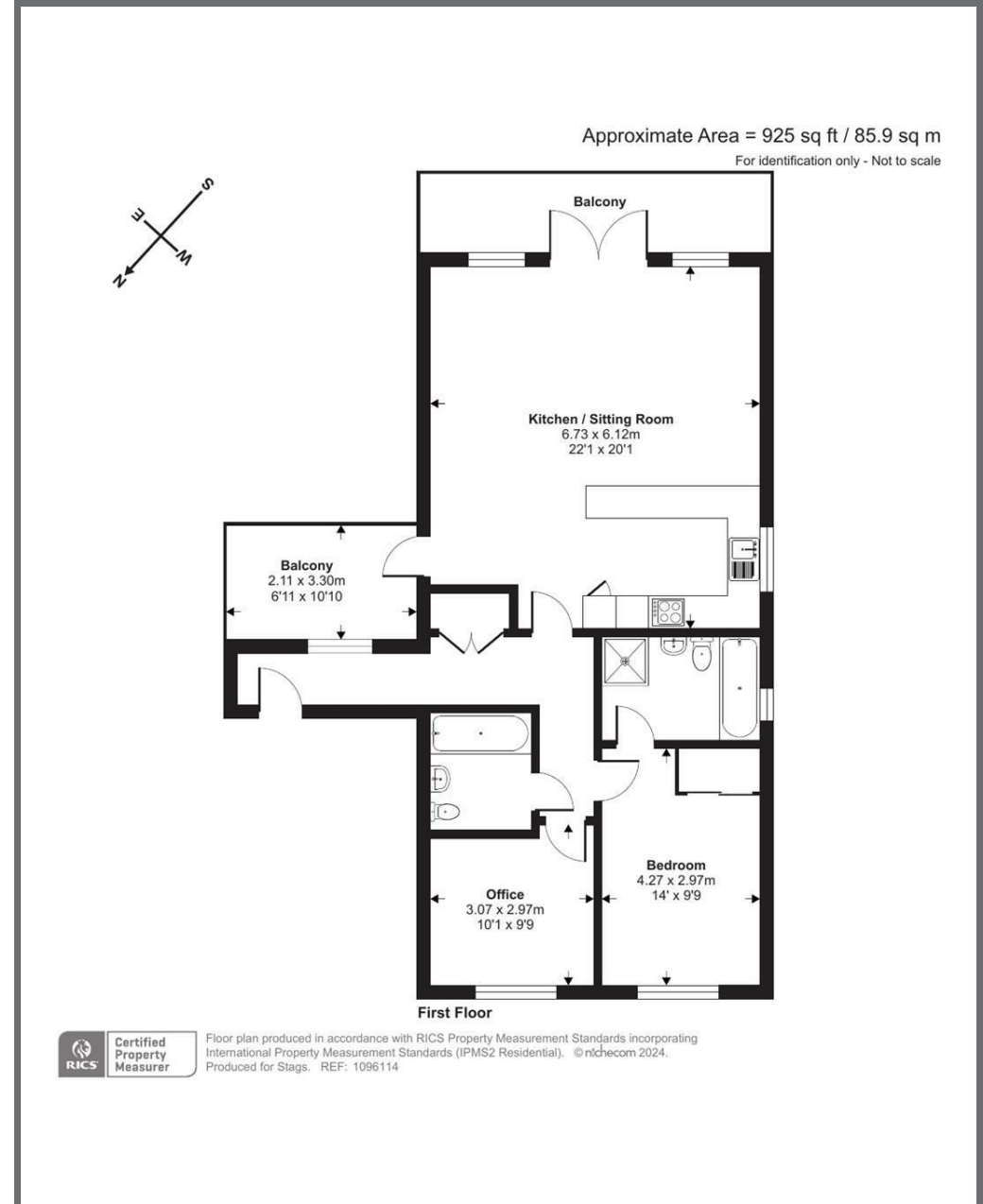
All mains services are connected with gas-fired central heating, mains water and drainage. Underneath the sink there is a fitted water filter providing filtration to the mains water supply. Upto superfast broadband available with some mobile coverage.

## DIRECTIONS

what3words ///enlighten.boost.cabinets



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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