



Richdale



Richdale Flood Street

Stoke Gabriel, Totnes, Devon, TQ9 6QL

Totnes: 4 miles Torquay (Sea Front): 6 miles Exeter: 27 miles

A spacious semi-detached bungalow in a highly sought-after South Devon village

- Close to Amenities
- Dartside Village
- Kitchen/Diner
- Garden
- Freehold/Leasehold
- 1232sqft of Accommodation
- No Onward Chain
- 4 Bedrooms
- Off-road Parking
- Council Tax Band C

Guide Price £400,000

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

Richdale is a delightful and well-presented bungalow, situated near the heart of the popular village of Stoke Gabriel. The property has been well maintained and extended over the years now creating a 4-bedroom two storey property with ample reception space, plus a front and rear garden with off road parking.



ACCOMMODATION

The ground floor features spacious accommodation including a pleasant sitting room with attractive wooden flooring, double doors accessing the rear garden as well as a wood burner. Also set at the rear of the property is the kitchen/diner, with a Belfast sink set into wooden kitchen units with the room opening to a dining area plus sliding doors to the rear garden. Situated to the front of the property are three bedrooms, two of which are double in size, that enjoy an outlook across the front garden. A shower room services the three bedrooms, comprising a walk-in shower, wash basin and WC.

On the first floor is the master bedroom, (converted in the mid 2000's) the loft conversion offers a dual aspect to the front and rear via dormer windows. In addition, there is an en-suite bathroom consisting of an impressive slipper style freestanding bath, wash basin and WC.

OUTSIDE

To the front of the property is off-road parking for two vehicles, plus a considerable patio garden laid with patio slabs and a flower bed borders the roadside boundary.

To the rear is a south west facing patio garden with raised beds including a mix of fruit trees including apple, fig and pear.

SERVICES

Mains electricity, water, drainage and gas are connected to the property.

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 approx 2 miles & 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 right and follow the road down for a short way. Turn right into Flood Street, and proceed for a quarter of a mile where the property can be found 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
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454

Denotes restricted head height

Approximate Area = 1232 sq ft / 114.5 sq m
 Limited Use Area(s) = 750 sq ft / 69.7 sq m
 Total = 1982 sq ft / 184.1 sq m
 For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1029095