



Luscombe Maye
Since 1873

Byter Mill Lane, Stoke Gabriel

Guide Price £375,000

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DESCRIPTION

Luscombe Maye is delighted to bring to market this well presented two bedroom, semi-detached home set back from Stoke Gabriel, Mill Pool.

Upon entering the property, the hallway leads in to the spacious living/dining room which benefits from an open fireplace and views overlooking the Mill Pool and towards the river. The dining area has ample space for a family dining table set and leads into the kitchen comprising matching floor to ceiling units, oven and electric hob with space for washing machine and fridge freezer. The kitchen also has access to the garden. Ascending the stairs, the master bedroom benefits from spectacular views over Mill Pool with built in wardrobe area and feature fireplace. The second double bedroom enjoys views over the rear garden and is serviced by the family bathroom fitted with hand basin, WC and bath with shower above. Outside, the property is complimented by an elevated rear garden with patio area and garden shed. There is an additional a low maintenance front garden too.

SERVICES

Gas central heating. Mains water, drainage and electricity connected.

PARKING

On street parking near by.

LOCAL AUTHORITY

South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE

Council Tax Band C

TENURE

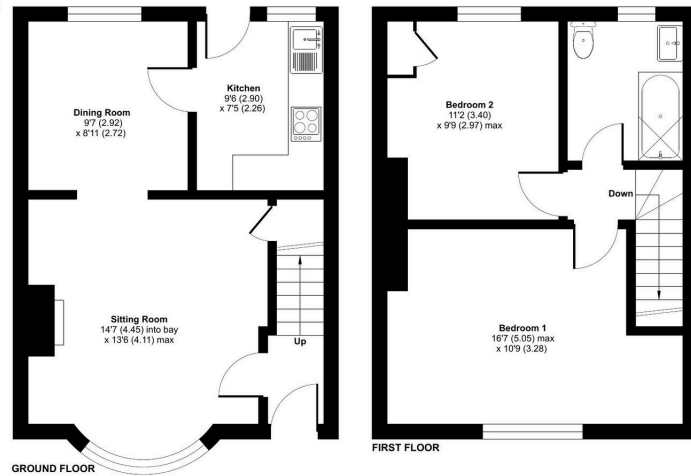
Freehold





Clay Park, Byter Mill Lane, Stoke Gabriel, Totnes, TQ9

Approximate Area = 767 sq ft / 71.2 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Luscombe Maye. REF: 1204941



- Semi Detached Home
- Two Double Bedrooms
- Open Plan Living
- Desirable Village Location
- Views of Mill Pool
- Front and Rear Garden
- South Facing Position



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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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