





Detached four bedroom dormer bungalow in the desirable village Stoke Gabriel. Offering spacious and flexible accommodation Carvells is great opportunity to modernise and improve a property in a fantastic plot.

Carvells

Flood Street, Stoke Gabriel, Totnes, TQ9 6QL

At the front of the home are two versatile rooms that could be utilised as dining room and secondary living room as well as further bedrooms. The kitchen comprises 4-ring gas hob, electric oven with space for dishwasher and fridge/freezer. There is ample space for a dining table that is complemented by sliding doors opening onto the garden. There is also a utility room with space for washing machine and tumble dryer. The living room is a fantastic family space with dual aspect sliding doors that open onto the south facing garden. There is family bathroom fitted with WC, hand basin and bath. The master bedroom is fitted with built in wardrobe space and ensuite bathroom fitted with WC, hand basin and shower. It also has sliding doors onto the garden. The large central hallway could accommodate a dining area or study space. The bedroom enjoys far reaching country side views as well as the ensuite bathroom fitted with WC, hand basin and corner bath. The garden is laid to lawn and wraps around the rear of the property with a generously sized patio area. There is an in and out driveway allowing for ample parking and a single garage perfect for storage.

59 Fore Street, Totnes, Devon, TQ9 5NJ

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Carrells, Flood Street, Stoke Gabriel, TQ9 6QL

Approximate Gross Internal Floor Area = 187.8 sq m/ 2021 sq ft
Garage Area = 11.7 sq m/ 125 sq ft
Total Area = 199.5 sq m/ 2146 sq ft

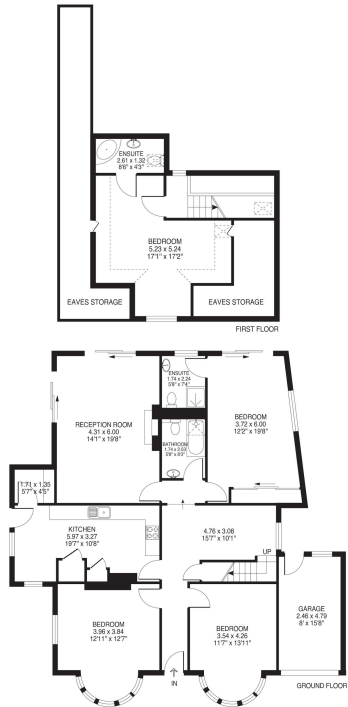


Illustration for identification purposes only, measurements are approximate, not to scale.

SERVICES: Mains electric ,water and drainage. Gas central heating. Gas fire.

COUNCIL TAX & LOCAL AUTHORITY: South Hams District Council, Follaton House, Plymouth Road, Salcombe TQ9 5NE.
Tel: 01803 861234. Band F

TENURE: Freehold.

PARKING: Garage with in-out driveway and parking for several cars

CONSTRUCTION: Believed to be of standard construction.

DIRECTIONS: What3Words - obscuring.stumps.emerge

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		