



Luscombe Maye  
Since 1873



Higher Well Road, Stoke Gabriel, Totnes TQ9 6GE

Guide Price £575,000

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## DESCRIPTION

Luscombe Maye are delighted to bring to market this modern four-bedroom detached house, which is being sold for the first time. A spacious hallway featuring a cloakroom welcomes you to the property. To the left is a generously sized kitchen-diner, featuring a selection of matching wall and floor units, and triple-aspect windows which flood the room with light. The kitchen features a double oven and induction hob, plus a built-in fridge-freezer and integrated dishwasher. Located off the kitchen is a useful utility room, featuring a sink, plumbing for a washing machine and space for a tumble-dryer. The boiler is located here. To the right is a lounge, featuring a multi-fuel burner, and behind this, a high-quality conservatory with tilt-and-turn windows. This flows seamlessly to the imaginatively-landscaped rear garden, starting with stone flags which lead to an astroturf lawn, and a decking area at the rear which catches the late afternoon sun.

The first floor offers front and rear bedrooms to the left, and a family bathroom at the rear. To the right is the master bedroom, with ensuite, and another bedroom currently used as a dressing room.

The loft space is partly boarded and has a loft ladder and an electric light. The ladder would allow for easy access to this space, and the electric light provides visibility. The loft lends itself to a very versatile space.

## SERVICES

Gas central heating. Mains electricity, water and drainage

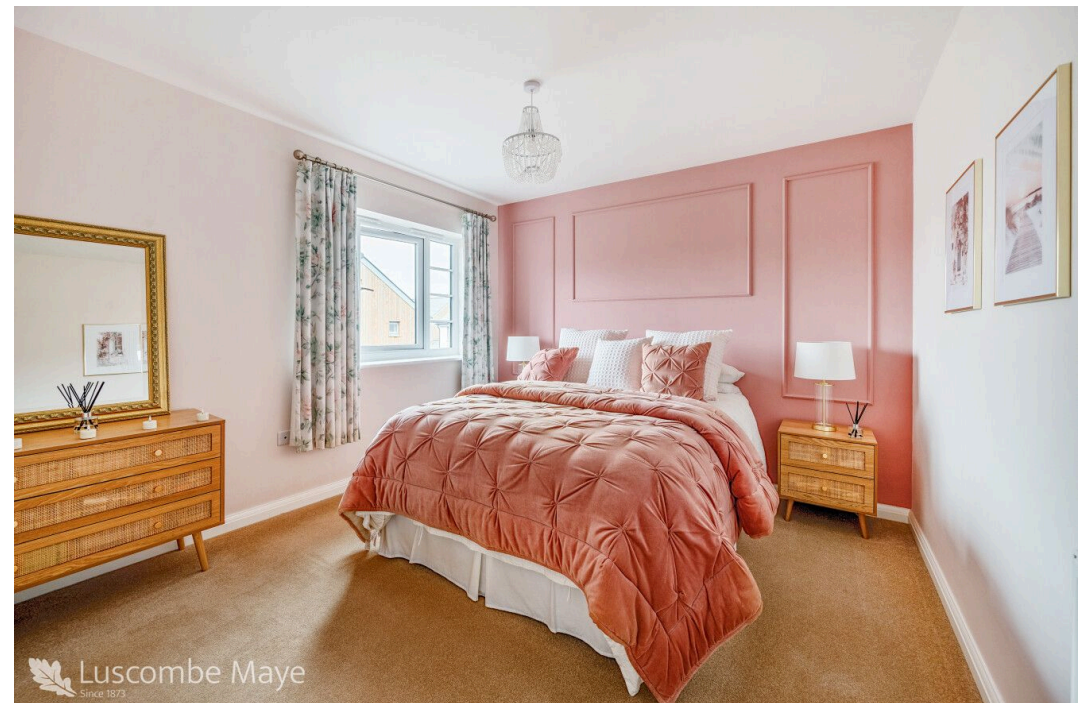
## PARKING

Parking for two cars

## LOCAL AUTHORITY

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

Council Tax Band F

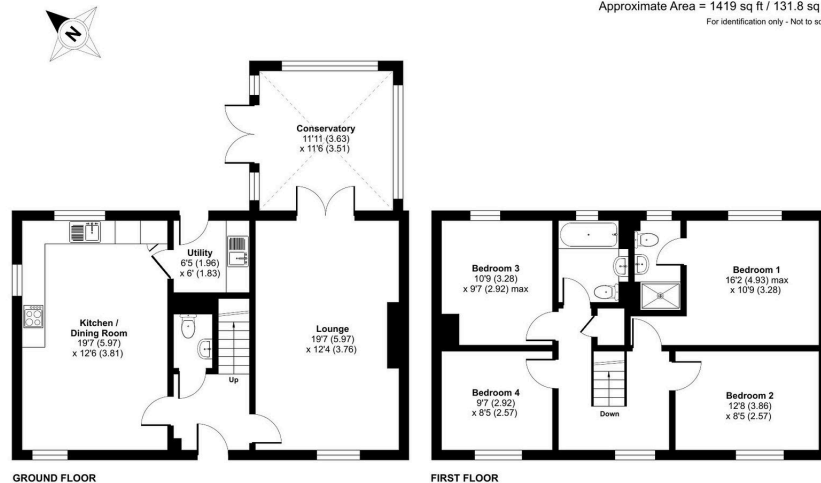




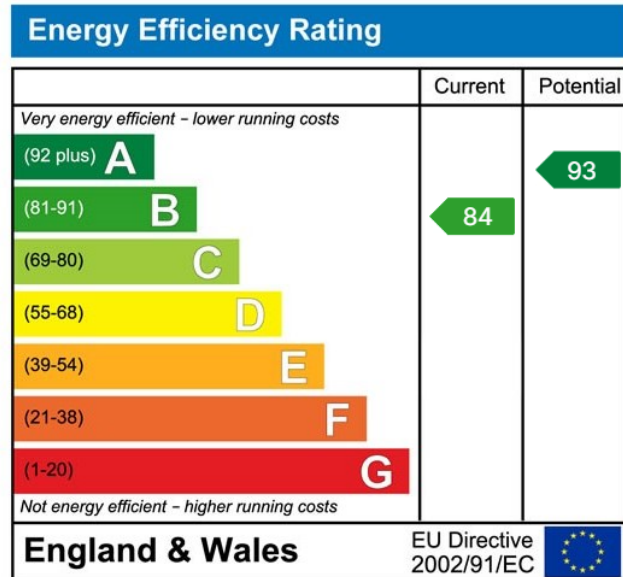
- Four Bedroom Detached House
- Sought-After Village Location
- Exceptionally Well-Presented Property
- Generously Sized Kitchen-Diner
- Utility Room adjoining Kitchen
- Contemporary Conservatory
- Four Bedrooms with Ensuite to Master
- Versatile Rear Garden
- Driveway Parking with Two Spaces

### Higher Well Road, Stoke Gabriel, Totnes, TQ9

Approximate Area = 1419 sq ft / 131.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Luscombe Maye, REF: 1176732



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