



Luscombe Maye
Since 1873

Kings Drive, Stoke Gabriel

£325,000

3 2 1



DESCRIPTION Luscombe Maye are delighted to bring to market this beautifully presented three bedroom semi-detached property situated in a cul-de-sac the sought after village of Stoke Gabriel. The property was Built by Cavanna Homes in 2020 with 5 years remaining of the NHBC warranty and has an excellent 'B' EPC rating. Downstairs comprises a light and airy reception room off the entrance hall and leads in the open plan kitchen/diner that enjoys French doors opening out to the south facing rear garden. The kitchen comprises matching wall and floor units and has an integrated dishwasher, washing machine, fridge/freezer, an oven and grill and a four-ring gas hob with cooker hood. There is also ample room for a dining table set, perfect for when hosting friends and family alike. There is also under stair cupboards space available and downstairs WC. Stairs from the entrance hall ascend to the first floor accommodation and access the three bedrooms and family bathroom. The master bedroom is generous in size and enjoys views over the garden. There is also the second double bedroom and a versatile single room that can also be utilised as a home study. The family bathroom comprises WC, hand basin and bath with shower above. Outside, the property enjoys a south facing garden mainly laid to lawn with decking, raised vegetable beds framed by a mature grape vine and cherry tree. There is also a waterfall feature and seating area.

FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/Apg7H48ATrMeciNyvSGJUf/view>) . Alternatively, you can contact our team for this information.

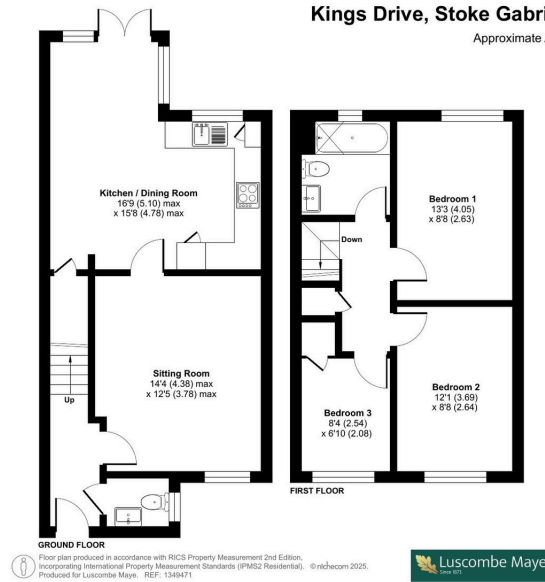
DIRECTIONS What3Words - raking.bleaker.excavated





Kings Drive, Stoke Gabriel, Totnes, TQ9

Approximate Area = 881 sq ft / 81.8 sq m
For identification only - Not to scale



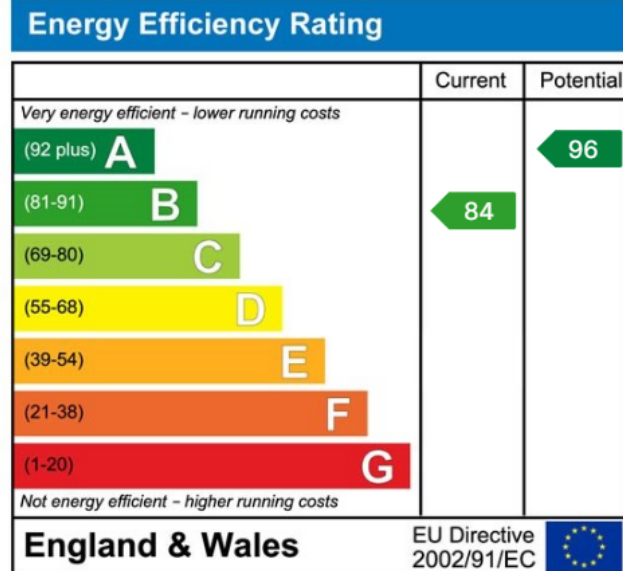
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1349471



- Semi Detached Home
- Master Bedroom
- Family Bathroom
- Highly Sought After Location
- Downstairs WC
- Beautifully Presented
- Two Further Bedrooms
- South Facing Garden
- Driveway Parking
- 10 Year NHBC warranty (5 years remaining)



Use the QR code for further "Material Information" about this home



Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com