



Dolphins Vicarage Close, Stoke Gabriel, Totnes, Devon TQ9 6QT

A fantastic 5 bedroom, contemporary family home in an elevated position with stunning views over the River Dart and located in a sought after and peaceful location in Stoke Gabriel. Unfurnished. Pets by negotiation. EPC Band: C. Tenant fees apply.

Totnes 4.4 miles | Dartmouth 10.9 miles | Exeter: 28.8 miles

• A Stunning & Spacious Home Of Over 3,000sqft • Idyllic Views • Superb Main Bedroom Suite • Landscaped Rear Garden • Stunning Open Plan Kitchen/Breakfast Room • 6 Months Initial • Deposit: £3,461.00 • Pets By Negotiation (Terms Apply) • Council Tax Band: G • Tenant Fees Apply

£3,000 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk



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

The house, which dates back to 1952, has been greatly enhanced and improved by the vendors and now offers a fantastic open plan kitchen/dining room with a green oak extension to make the most of the fabulous south-easterly views. The accommodation flows exceptionally well providing a spacious sitting room, a separate dining room, study, 5 bedrooms and 2 bathrooms. The gardens are of a good size and the property benefits from a large area of off-road parking for many vehicles with a double garage and a car port.

ACCOMMODATION

A covered entrance porch leads into the lobby with a pair of doors leading into the spacious reception hall. The solid oak floor with its turning oak staircase with galleried landing, is a very attractive welcome to the property. The sitting room has tri-folding doors which lead out onto the large composite decked area by the pool. There is a wood burning stove and many windows providing much light into the room. Door to a games room/office, again with a pair of patio doors onto the deck outside. Off the reception hall is a ground floor WC, several storage cupboards and a door which leads to a fully fitted utility room, where the Ideal Logic gas-fired boiler is located. Side door to the rear of the property.

A particular feature of the property is the large kitchen/breakfast room, which has a Travertine tiled floor with a bespoke range of base and eye-level oak kitchen units with black marble worktops. There is a Neff integrated dishwasher, Neff double oven, Neff 5-ring gas burner hob with extractor over and space for an American fridge/freezer. The kitchen has a large island unit, plenty of storage either side. This room flows into the dining area with tri-folding doors out onto the paved terrace and an opening into the green oak framed sunroom with large floor to ceiling windows. This room makes the most of the stunning far-reaching views over the swimming pool and the River Dart beyond. There are further doors opening out onto the decked terrace. An opening continues through to the snug/sitting area which, in turn, joins up with the kitchen.

The first floor landing has storage in the eaves which leads to the large main bedroom suite which enjoys a large window to fully enjoy the wonderful views. Off the main bedroom is a pair of patio doors which lead out onto a private raised balcony, which is exceptionally private and offers commanding views. In the main bedroom there is a walk-in dressing room with door to an en-suite bathroom, fully tiled with shower over the bath. There are four further double bedrooms, three of which enjoy the magnificent views. Family bathroom with separate corner shower, bath and sink unit. There is significant potential to reconfigure some of these additional bedrooms to create en-suite facilities, if required.

GARDENS AND GROUNDS

The gardens can be accessed from either side of the property or from the many doorways from the house. The large composite decked area benefits from shelter from the overhang of one of the bedrooms.

To the side of the deck is a paved patio with gravelled paths leading around the metal framed greenhouse. To the side of the house is a large block paved drive with lots of storage for boats and further vehicles.

The gently sloping area of lawn is partially walled on both sides and contains a number of fruit trees and some mature shrubs. On the western side is a raised flowerbed and the location of the timber summerhouse.

At the end of the gravelled drive is a double garage with an adjoining carport alongside with exterior power available.

AGENT NOTE

The swimming pool is available by separate negotiation.

SERVICES

Mains electricity, water gas and drainage. Council Tax Band: G

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

LETTING

The property is available to let on an assured shorthold tenancy for 6 months initial, unfurnished RENT: £3,000.00 pcm exclusive of all charges. DEPOSIT: £3,461.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

DIRECTIONS

Continue into the centre of Stoke Gabriel and take the 2nd right hand turn into Vicarage Road, continue for 50 yards and turn left into Vicarage Close, over the shared private road. Continue up the road to the end where you will find the double garage, carport and gravelled parking area to the side of Dolphins.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
92+ (A+)	A		
81-91 (B)	B		
69-80 (C)	C	75	80
55-68 (D)	D		
49-54 (E)	E		
37-48 (F)	F		
1-36 (G)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	