



Luscombe Maye

Since 1873

Vicarage Road, Totnes, TQ9 6QP

Guide Price £750,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this charming four bedroom detached bungalow in the heart of Stoke Gabriel. This bungalow offers versatile living, extensive accommodation and a wonderful sense of privacy while benefitting from the convenient garage and outbuildings.

The welcoming entrance hall leads to a superbly proportioned sitting room, flooded with natural light from the wide front window and featuring an elegant central gas fireplace. This flows seamlessly into the dining room, which overlooks the garden and opens into a charming garden room which is perfect for relaxed mornings or entertaining while enjoying views of the beautifully established garden.

At the heart of the property sits a large, well-appointed kitchen/breakfast area. With matching cabinetry, a double oven, generous worktops, and space for a family dining table, it is both warm and practical. A separate utility room offers additional storage and convenient access to the rear garden, while also benefitting from a downstairs W/C.

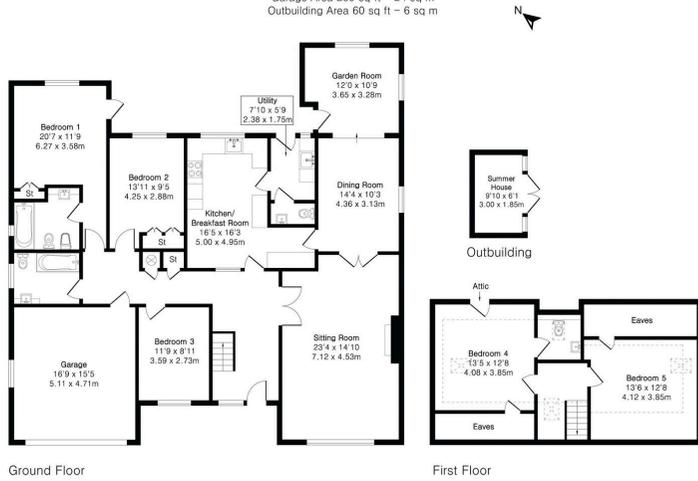
The ground floor accommodation hosts three generously sized double bedrooms, including a notably spacious principal bedroom with an en-suite bathroom fitted with a bath with shower above, W/C, bidet and hand basin.

Ascending the stairs to the first floor, where two additional rooms offer remarkable versatility, ideal as guest bedrooms, a home office or a hobby space. An en-suite completes the first floor.

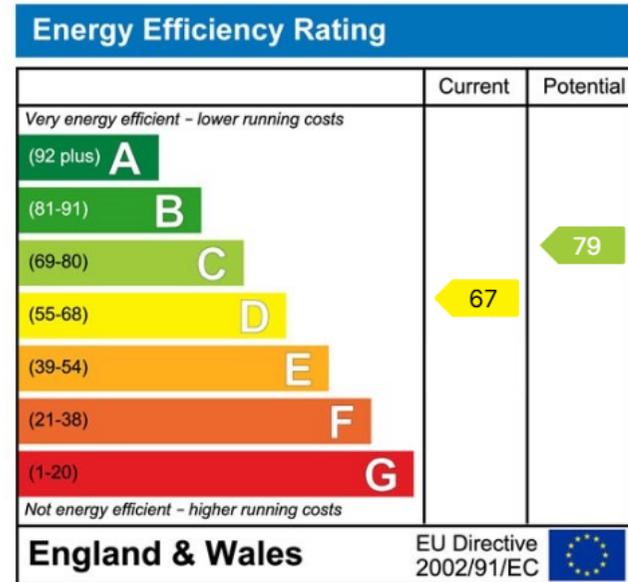
At the rear, the large well established garden is a true highlight of this property. Filled with a range of mature shrubs and bushes, lawn and attractive borders. This layout is well thought out to create natural rooms within the garden offering both open lawned areas and more intimate sheltered area for quiet relaxation. This garden is perfect for garden enthusiasts and families creating a tranquil setting with multiple areas to sit, entertain or enjoy relaxing in the outdoors. It also benefits from a charming summer house surrounded by well arranged flower beds.



Approximate Gross Internal Area 2158 sq ft - 201 sq m
 (Excluding Garage & Outbuilding)
 Ground Floor Area 1710 sq ft - 159 sq m
 First Floor Area 448 sq ft - 42 sq m
 Garage Area 259 sq ft - 24 sq m
 Outbuilding Area 60 sq ft - 6 sq m



- Detached Bungalow
- Four Double Bedrooms
- Double Garage and Driveway
- Large Picturesque Garden
- Immaculately Presented Throughout
- Desirable Location
- Utility Room
- Garden Room
- Summer House & Shed



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.