

15 HIGHER WELL ROAD
STOKE GABRIEL



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



15 HIGHER WELL ROAD

Situated in the popular village of Stoke Gabriel, a modern, detached four bedroom home which offers well-presented, spacious accommodation with driveway parking for 2 cars and enclosed rear garden.

The entrance hall with cloakroom leads off to the left through to a generous kitchen/dining with integrated appliances, a separate utility room provides space for a washing machine and tumble dryer. To the right of the hallway is the sitting room which has a feature fireplace with multi-fuel burner, this room leads to a conservatory which flows out to the landscaped garden. Upstairs is the family bathroom and four good sized bedrooms, the master having an en-suite shower room.

The landscaped garden to the rear is mostly astroturf with various mature trees, plants and shrubs, there is a decked area to the rear and patio straight from the conservatory providing plenty of space for entertaining. To the front of the property is driveway parking for two cars.

The picturesque village of Stoke Gabriel, within the South Devon AONB, sits on the east bank of The River Dart and offers a quay, a pontoon and a landing stage from which to enjoy the river and Mill Pool with easy access to the sea. The village offers a range of local societies to include a very active boating association, cricket club, Scouts and art society. There is a primary school, post office and general store, two public houses, cafes and a 13th century church with an ancient yew tree. The bustling medieval market town of nearby Totnes has a mainline railway station giving direct connections to London. There is also good access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with well-regarded independent, comprehensive and grammar schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.

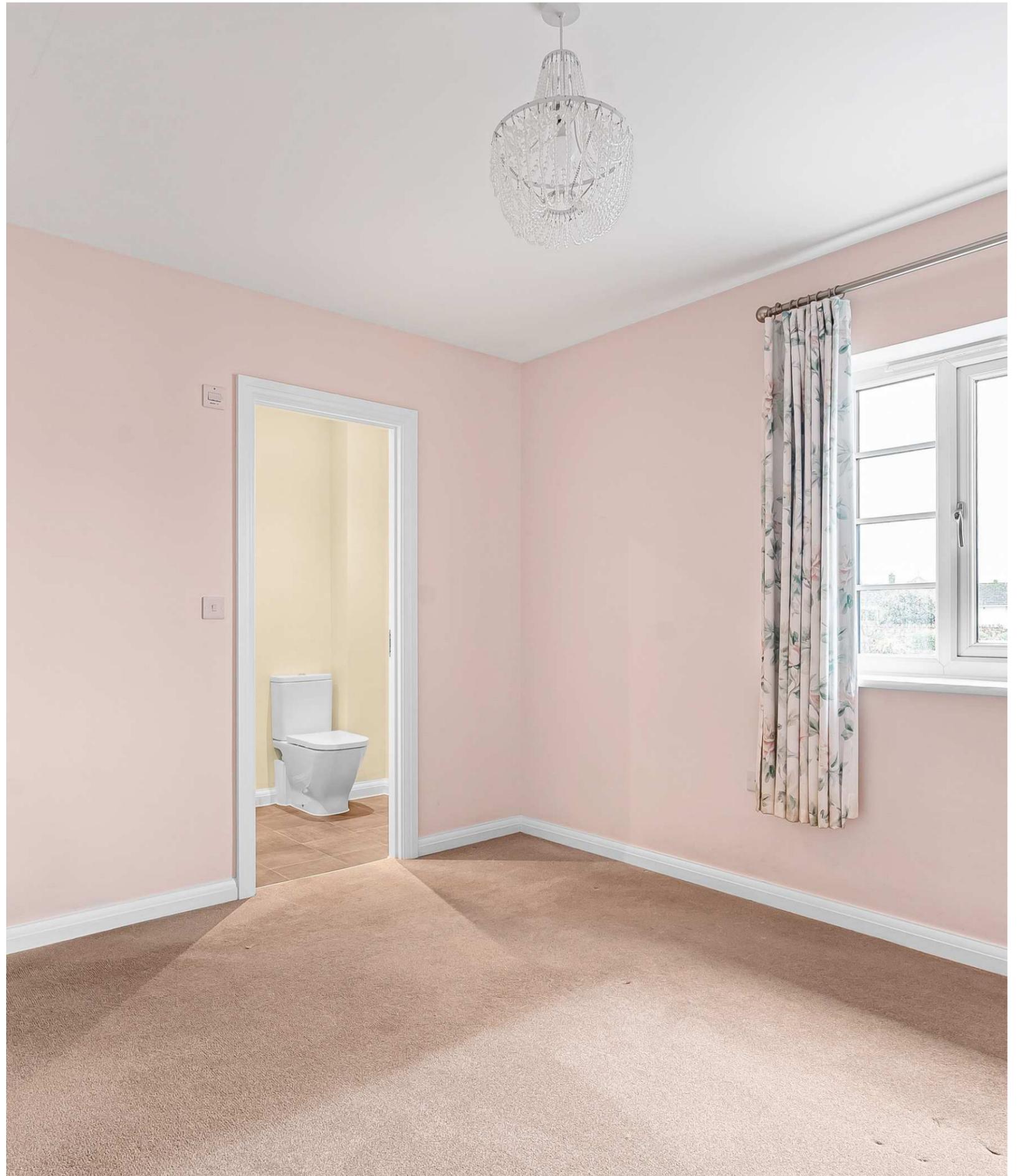




KEY FEATURES

- NO CHAIN
- Well-presented detached family home
- Excellent village location
- 4 bedrooms, master with en-suite
- Landscaped rear garden
- Parking for 2 cars





PROPERTY DETAILS

Property Address

15 Higher Well Road, , Stoke Gabriel, Devon

Mileages

Totnes 4 miles Exeter 24 miles
Plymouth 25 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: B, Potential: A

Council Tax Band

F

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



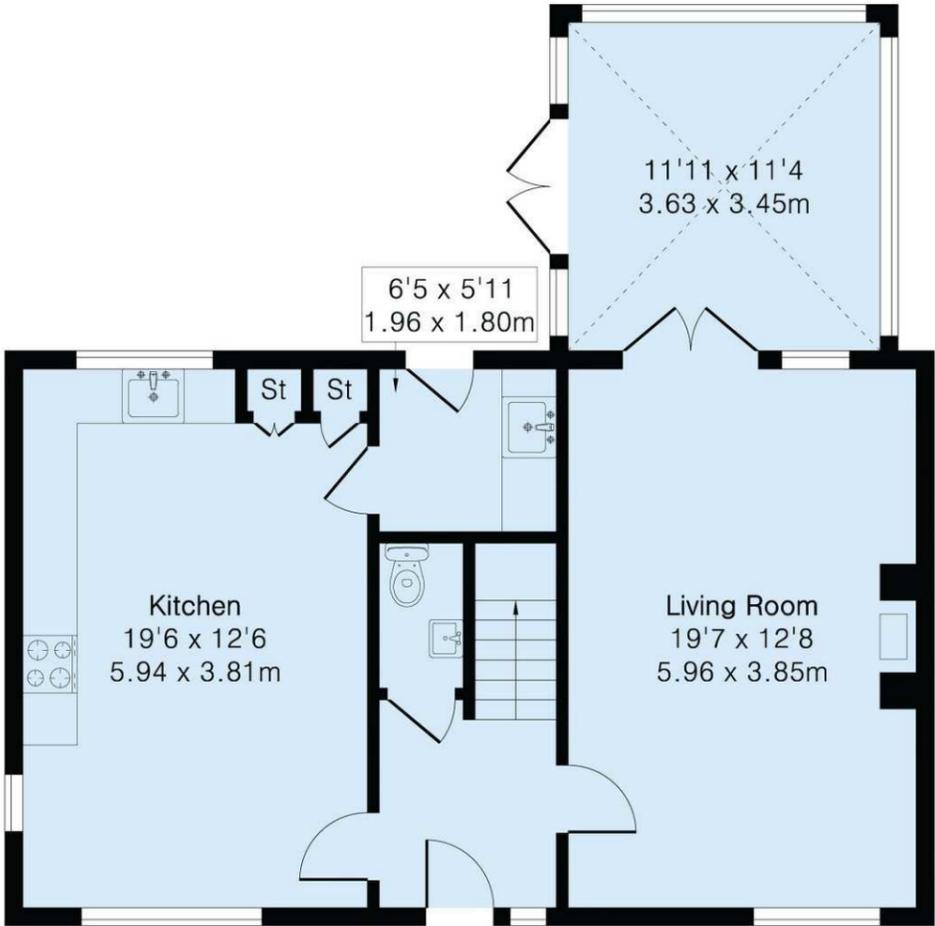
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN

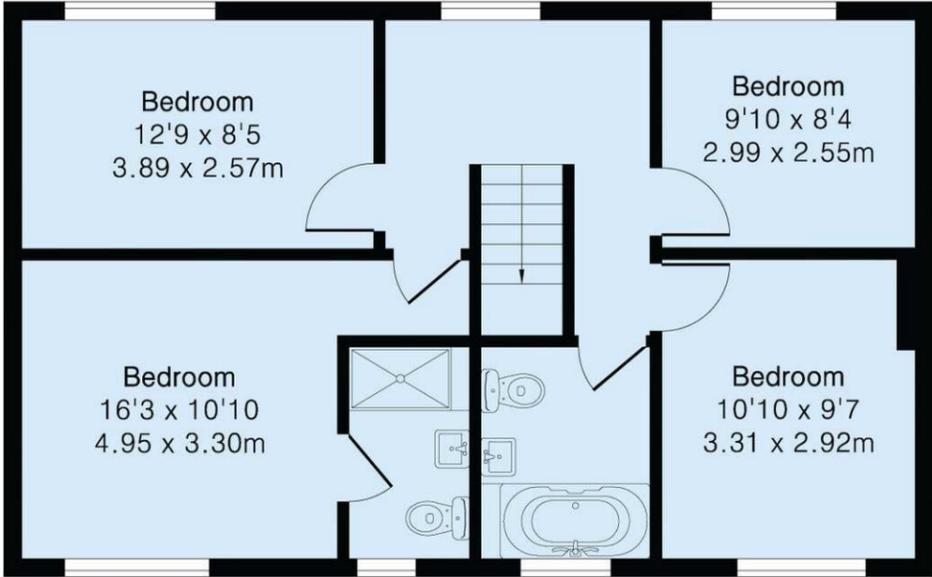
Approximate Gross Internal Area 1410 sq ft - 131 sq m

Ground Floor Area 776 sq ft – 72 sq m

First Floor Area 634 sq ft – 59 sq m



Ground Floor



First Floor



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