



Guide Price £425,000 - £450,000

Kings Rydon Close,  
Stoke Gabriel, Totnes,  
TQ9 6QG

A large three bedroom detached bungalow set within a quiet cul-de-sac in the sought after village of Stoke Gabriel, the property enjoys a peaceful residential setting with convenient access to a range of everyday amenities. The village offers a well regarded primary school, local shop and post office, village hall, church, and traditional pubs, all contributing to a strong community atmosphere. The bungalow comprises of an entrance porch, a welcoming hallway, a large open plan kitchen/diner/living room, a spacious conservatory, three bedrooms, two bathrooms, sunny rear gardens, a sizeable garage with workshop, and off road parking. The bungalow is being offered for sale with no onward chain!



**ENTRANCE PORCH** A uPVC double glazed front door opens into a bright and welcoming entrance porch, enjoying triple aspect glazing with delightful views over the front gardens. The space has overhead lighting and leads seamlessly via an internal door into the main residence.

**HALLWAY** A spacious and inviting entrance hallway, providing access to the principal rooms. Features include three deep fitted storage cupboards, a loft hatch, an electric radiator, and overhead lighting.

**KITCHEN / DINING / LIVING ROOM** This impressive open plan living space is perfectly designed for modern family life and entertaining. The kitchen is well appointed with a comprehensive range of wall, base, and drawer units complemented by granite work surfaces. Additional features include a 1.5 bowl stainless steel sink with drainer, a gas cooker with extractor hood above, and under counter space with plumbing for both a washing machine and dishwasher, and space for a tall fridge freezer. A deep fitted pantry cupboard provides excellent storage, while a large uPVC double glazed window allows for plenty of natural light. The adjoining dining and living area offer generous proportions, ideal for both relaxation and social gatherings. An electric fireplace, dual aspect uPVC double glazing to the front and rear ensures an abundance of natural light throughout. Beautifully restored exposed wooden floorboards and two electric radiators complete the space.

**CONSERVATORY** The conservatory provides an additional sitting area, overlooking the gardens and ideal as a garden room. The room benefits from triple aspect uPVC double glazing, a door opening onto the garden and overhead lighting.

**BEDROOM ONE** A generously proportioned principal bedroom positioned to the front of the property, enjoying views over the well maintained front gardens. The room offers ample space for furnishings and features built in wardrobes, a dressing table, restored exposed floorboards, a uPVC double glazed window, and an electric radiator.

**BEDROOM TWO** A spacious double bedroom overlooking the rear garden, offering excellent proportions and natural light. Features include a full length window and glazed door providing garden access, an electric radiator, and beautifully restored wooden floorboards.

**BEDROOM THREE** A well sized third double bedroom situated to the front of the property, ideal as a guest room, study, or home office. The room benefits from exposed restored floorboards, a uPVC double glazed window, and an electric radiator.

**BATHROOM** A contemporary family bathroom fitted with a low level WC, wall mounted wash hand basin and a panelled bath. The space is complemented by tiling, a heated chrome towel rail (the second towel rail is not heated), a mirrored medicine cabinet and a uPVC obscure double glazed window.

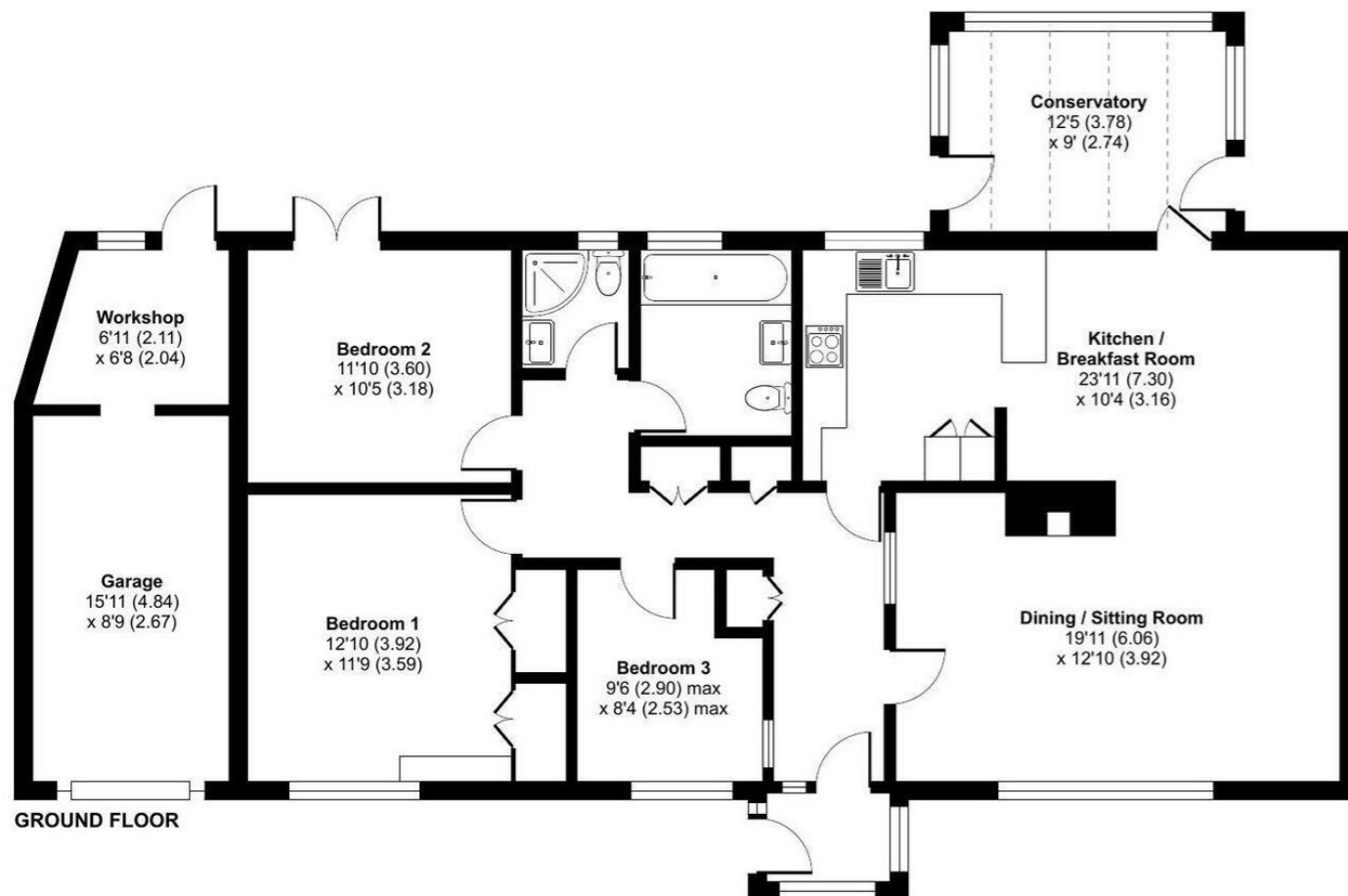
**SHOWER ROOM** A well appointed additional shower room comprising a low level WC, wall mounted wash hand basin, and a corner shower enclosure with Myra electric shower. Finished with complementary tiling, a mirrored cabinet, chrome heated towel rail, and a uPVC obscure double glazed window.

**OUTSIDE**

**REAR GARDEN** The property boasts a beautifully maintained, sunny and level rear garden. A generous patio area provides the perfect setting for alfresco dining, alongside a large lawn bordered by mature shrubs and planting. Additional features include side access, an external water tap, and a courtesy door leading to the garage.

**GARAGE** A larger than average garage with an additional workshop area to the rear, offering excellent storage and versatility. The space includes built in workbenches, power, lighting, and a courtesy door providing direct access to the garden.

**FRONT** To the front, the property benefits from a substantial garden with off road parking leading to the garage. A well maintained lawn, complemented by mature shrubs and planting provides both privacy and an attractive approach.



Address 'Kings Rydon Close, Stoke Gabriel, Totnes, TQ9 6QG'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '57 | D'

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