



Luscombe  
Maye  
Since 1873  
For Sale  
01803 869201  
luscombemaye.com



Luscombe Maye  
Since 1873

# Barn Park, Stoke Gabriel, Totnes

Guide Price £300,000

3 1 1



## DESCRIPTION

Luscombe Maye are delighted to bring to market this beautifully presented end of terrace three bedroom home.

Upon entering, you are greeted with a spacious living area, where a cosy log burner creates a warm and inviting focal point for the room. As you move to the rear of the property, you are welcomed by a modern kitchen and a separate boot room, providing generous additional storage and keeping everyday essentials neatly tucked away.

Upstairs, the property has two spacious double bedrooms and a smaller versatile third bedroom that can be perfectly suited as a nursery, office or single room. The landing also provides access to a family shower room, including a walk-in shower and a separate WC.

The property benefits from an incredibly spacious rear garden, perfect for families, entertaining or keen gardeners alike. While to the front of the property there is a driveway for two cars, a rare and valuable feature.

Offering a blend of character, comfort and functionality, this property represents a fantastic opportunity for families and professionals seeking a home with both indoor and outdoor space.

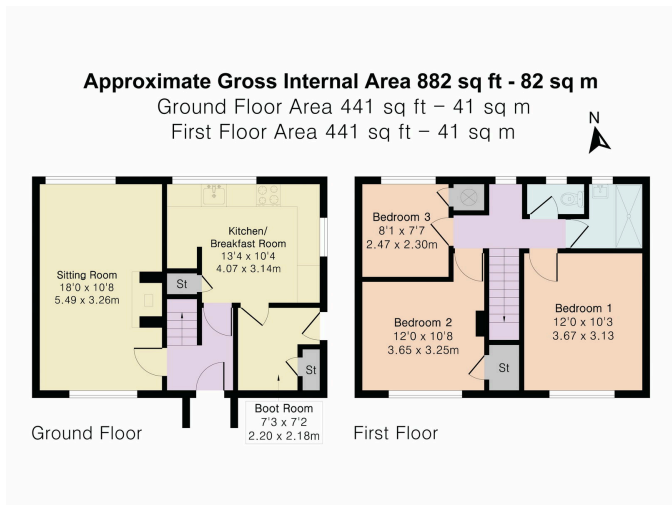
## AGENTS NOTES

This property is subject to Devon Rule.

We understand that a Section 157 restriction applies also known as a 'Devon Rule'. The potential buyer will have to prove that they have lived or worked in Devon for the previous 3 years prior to the sale or a cumulative total of 7 years in the last 20 years. For more information please visit the South Hams website and we recommend that all potential purchasers confirm their own eligibility. <https://www.southhams.gov.uk/housing/designated-rural-area-restrictive-covenants-s157>

**DIRECTIONS** What3Words - [consults.happy.seat](https://www.what3words.com/)





PINK PLAN

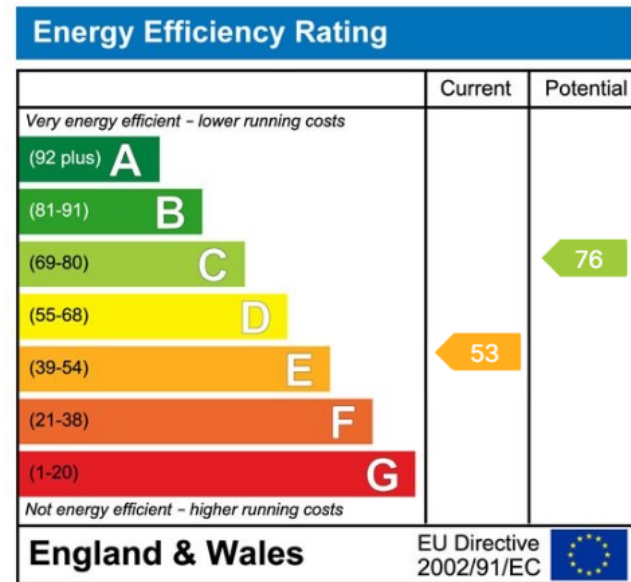
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Three Bedroom
- Devon Rule
- Desirable Location
- End of Terrace
- Driveway For 2 Cars
- Brilliant Sized Garden
- Living Room With Log Burner
- Separate Utility
- Shower Room



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



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.



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