

8 MAPLEDENE CLOSE
STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



8 MAPLEDENE CLOSE

8 Mapledene Close is a substantial detached bungalow with self contained one bedroom annexe situated in a quiet cul de sac in the popular village of Stoke Gabriel. The property is immaculately presented throughout with well-maintained rear garden, brick driveway and low maintenance front garden.

The accommodation is accessed via a porch way into a spacious entrance hall with access to the modern kitchen/dining room, living room, shower room, master bedroom with en-suite, and two further bedrooms. From both the living room and kitchen are sliding doors giving access to a delightful garden room with door to bedroom 4/study. The annexe is also accessed from the garden room and has its own living room, kitchen, a bedroom and en-suite, perfect to holiday let or for multi-generational living.

The garden has a beautifully manicured lawn with plant and shrub borders, gravel and stepping stones lead to a patio area and garden shed. There is also the further benefit of a single garage.

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.

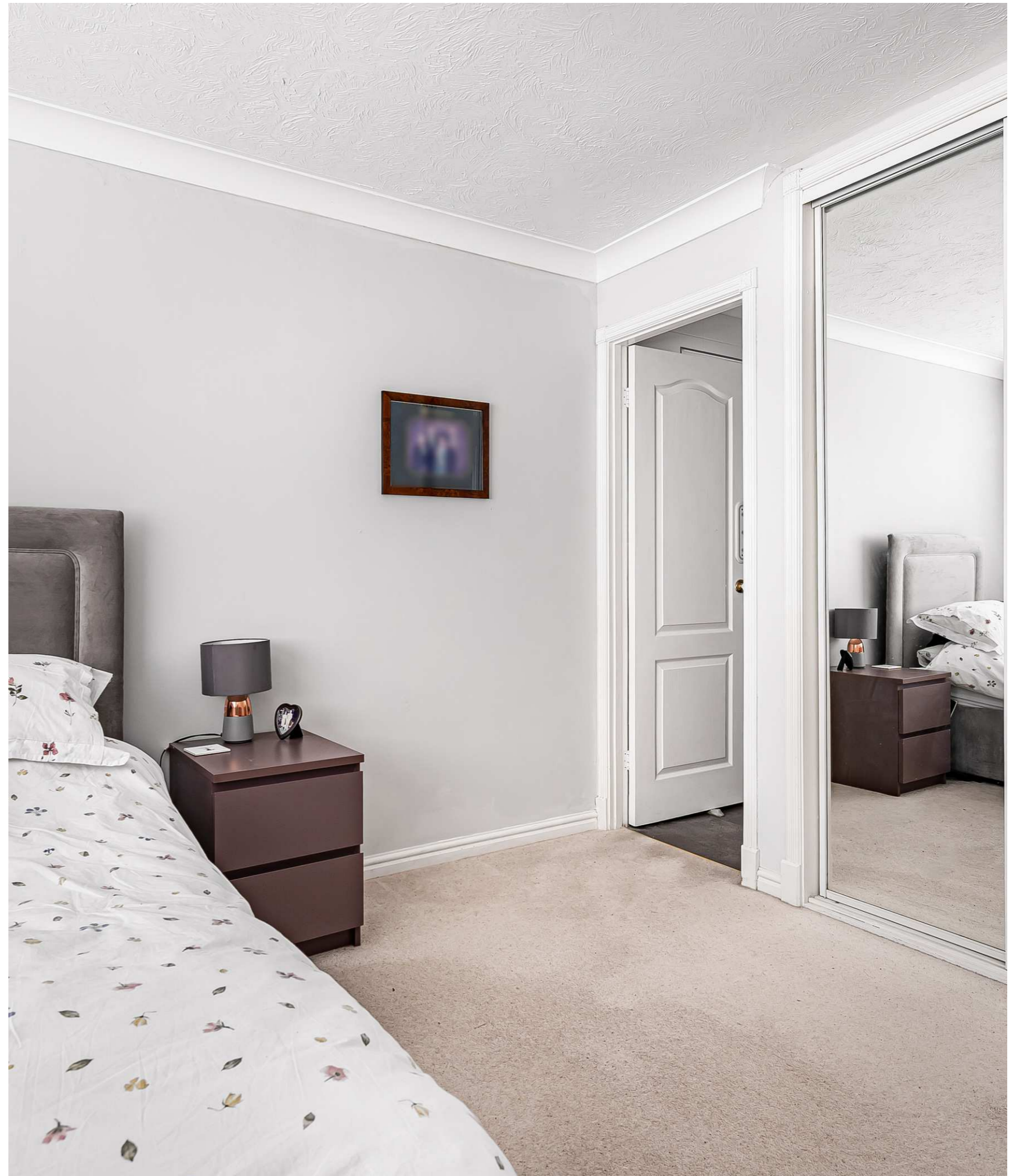




KEY FEATURES

- Substantial detached bungalow
- Sought after location
- Self contained, 1 bedroom annexe
- Beautiful garden
- Parking and garage





PROPERTY DETAILS

Property Address

8 Mapledene Close, Stoke Gabriel, Devon, TQ9 6RP

Mileages

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

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: C, Potential: B

Council Tax Band

E

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.

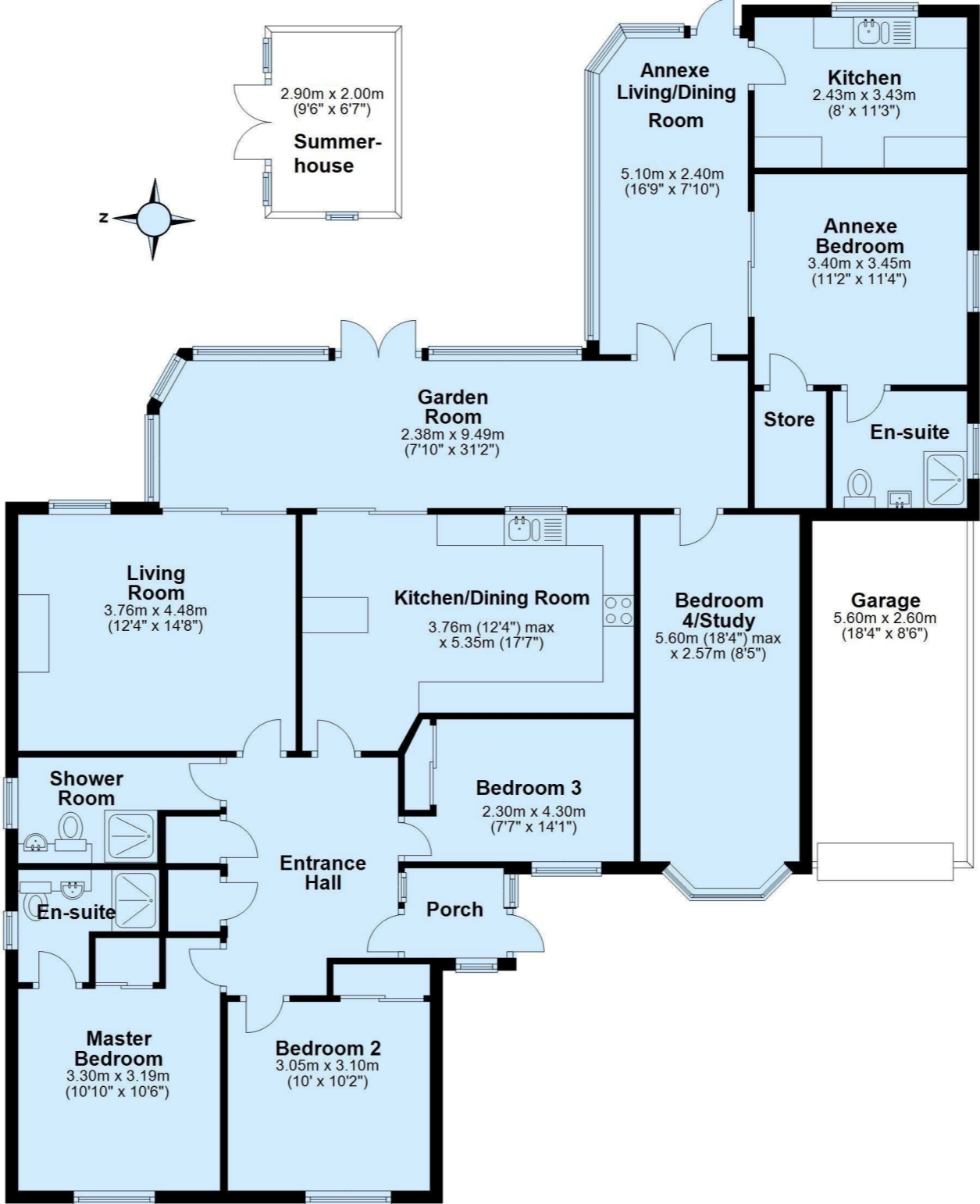


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FLOOR PLAN

8 Mapledene Close, Stoke Gabriel

Approx. 171.8 sq. metres (1849.5 sq. feet)



Total area: approx. 171.8 sq. metres (1849.5 sq. feet)



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