

Chapel Court, Stoke Gabriel,Totnes, TQ9 6SN

Eric Lloyd &Co.





Offers in the Region Of £255,000 Freehold

“A chain free two bedroom cottage situated in the dartside village of Stoke Gabriel”

A characterful, **TWO BEDROOM SEMI DETACHED COTTAGE**, ideally situated close to the heart of the highly sought-after Dart-side village of Stoke Gabriel. Offered for sale with **NO ONWARD CHAIN**.

The accommodation begins with a cosy living room, featuring an open fireplace, beamed ceiling and windows to both the front and rear, creating a pleasant light-filled reception space with a traditional cottage feel.

The generous kitchen/dining room is fitted with a range of kitchen units, worktops and stainless-steel sink and drainer, together with a built-in oven, gas hob and cooker hood over. There is ample space for white goods and appliances. Two useful understairs cupboards provide valuable storage, with one housing the gas-fired boiler serving the hot water and central heating system. A door from the kitchen leads through to a rear lobby, which provides plumbing and space for a washing machine, together with a further door giving access to outside.

On the first floor, there are two comfortable double bedrooms, one of which benefits from a built-in wardrobe. The bathroom is fitted with a white suite comprising panelled bath with fitted shower over, pedestal wash basin and low-level W.C.

Stoke Gabriel is a picturesque and much-loved village situated on a tranquil creek of the River Dart, surrounded by the rolling countryside of South Devon. The village is renowned for its attractive historic character, riverside setting and strong community atmosphere with pretty village church and primary school. There are various shops, two pubs and various dining facilities in the village along with The popular village quay provides opportunities for riverside walks, boating and the traditional pastime of crabbing, while the surrounding countryside offers numerous opportunities for walking and exploring.

Approx Gross Internal Area
74 sq m / 795 sq ft



Ground Floor

Approx 37 sq m / 400 sq ft

First Floor

Approx 37 sq m / 395 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.








ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available and that mobile performance is as follows: EE 79% / VODAPHONE 76% / THREE 74% / O2 50%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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