

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



Ref: 89587

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

An immaculate 3 bedroom detached bungalow in the sought after village of Stoke Gabriel with level front and rear gardens and garage and parking.

Guide Price £350,000

Contact Totnes 01803 847979

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SITUATION AND DESCRIPTION

- Picturesque thriving village on the banks of the River Dart.
- In an area of outstanding natural beauty.
- Excellent village shops, two pubs, a café and a restaurant.
- Fantastic toddler group, pre-school and a very successful primary school.
- Booming social and sporting clubs including a really popular and active boating association.
- Located 6 miles upstream of Dartmouth and 6 miles downstream of Totnes, the village is only 4 miles by car from Totnes where there are numerous and varied shops, restaurants and hostelrys.
- The fantastic beaches of the South Hams and the stunning scenery of Dartmoor lie within easy reach of the village.
- Totnes has a mainline railway station giving direct connections to Paddington and Waterloo.
- Exeter airport, for those wishing to travel further afield, is only 30 miles away.

6 Kings Rydon Close is an immaculately presented detached bungalow situated in the popular village of Stoke Gabriel on a level plot. It has three good-sized double bedrooms, a bathroom, a shower room, a large kitchen/dining room and a family room. Double doors lead directly from the kitchen/dining room to the front garden and from the family room and each of the bedrooms to the back garden. There is driveway parking and a garage to the side of the property.

AGENT'S NOTES

The vendor would also be willing to sell any furniture that may be of interest to the purchaser.

ENTRANCE

PVC double glazed door opening into:-

ENTRANCE HALL

Wooden floor. Double doors to storage cupboard. Laundry cupboard which contains the combi-boiler and has space for a tumble dryer and washing machine. Pendant light. Loft access. Radiator. Smoke detector.

SITTING ROOM

Wooden floor. Radiator. Large double glazed window to front. Pendant light. Closed log burner with brick hearth, brick surround and wooden mantelpiece. Double doors giving access to kitchen/dining room.

KITCHEN/DINING ROOM

A bright and spacious room with tiled flooring. Door giving access to side of property. Space for a dining table and 6/8 chairs. Pendant light. Radiators. Double opening doors giving access to front garden. Double glazed window to front. A range of base and wall units with wooden work surface. Integrated fridge and freezer. Integrated dishwasher. Inset 1.5 bowl ceramic sink with drainer board. Under cabinet lighting. Range cooker with wooden mantelpiece and extractor fan above. Wine rack.

BEDROOM 1

Double bedroom. Wooden floor. Built in wardrobes. Radiators. Double doors to rear garden. Pendant light.

BATHROOM

Tiled flooring. Towel radiator. Roll top bath with claw feet and shower attachment. Pedestal wash hand basin. WC. Double glazed obscure window to side. Central light.

FAMILY ROOM

Double doors to rear garden. Pendant light. Radiator.

INNER HALLWAY

Central roof light.

SHOWER ROOM

Tiled flooring. Towel radiator. Inset sink with cabinet beneath. Tiled walls. Double glazed obscure window to front. Corner shower with glass shower screen and mixer shower. WC. Pendant light.

BEDROOM 2

Double bedroom. Wooden floor. Radiator. Double doors to garden. Double glazed windows to rear. Pendant light.

BEDROOM 3

Double bedroom. Wooden floor. Radiator. Double doors to garden. Double glazed window to rear. Pendant light.

OUTSIDE

To the side of the property there is a driveway providing parking for 2 cars and leading to the garage and side gate which gives access to a side entrance door. Also to the front is a pedestrian gate which gives access to the front garden which is level lawned with raised flowerbeds. The back garden is lawned and surrounded by various trees. Both gardens are fenced providing a great degree of privacy to residents.

GARAGE

Electric up and over door. Concrete flooring. Power and light.

SERVICES

Mains electric, gas, water and drainage.

COUNCIL TAX

To be assessed.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234

POST CODE

TQ9 6QG

FIXTURES AND 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.

TENURE

Freehold

VIEWING

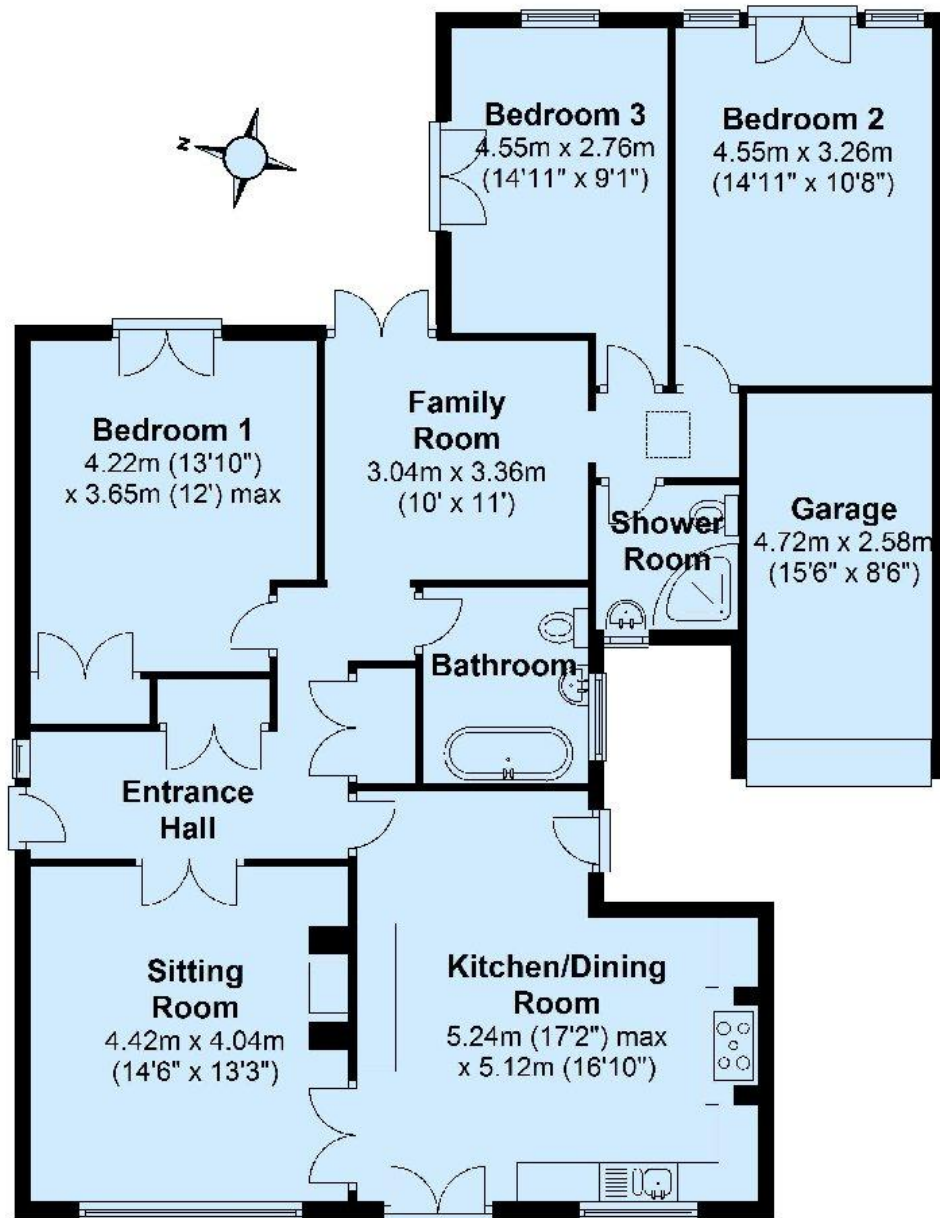
Strictly by appointment with the Sole Agents, Marchand Petit Totnes Office. Telephone 01803 847979

DIRECTIONS

On leaving the Totnes office of Marchand Petit, take the A385, sign posted Paignton and Torquay and continue along this road out of Totnes until you reach Longcombe Garage on your right hand side. Take a right turn just before the garage at Longcombe and carry on along this road until you drive through the hamlet of Aish. Continue through this hamlet and turn right at Lembury Cross into Aish Road sign post for Stoke Gabriel. Proceed along the lane towards the village of Stoke Gabriel and turn left and take the second turning on the right into Kings Rydon Close.

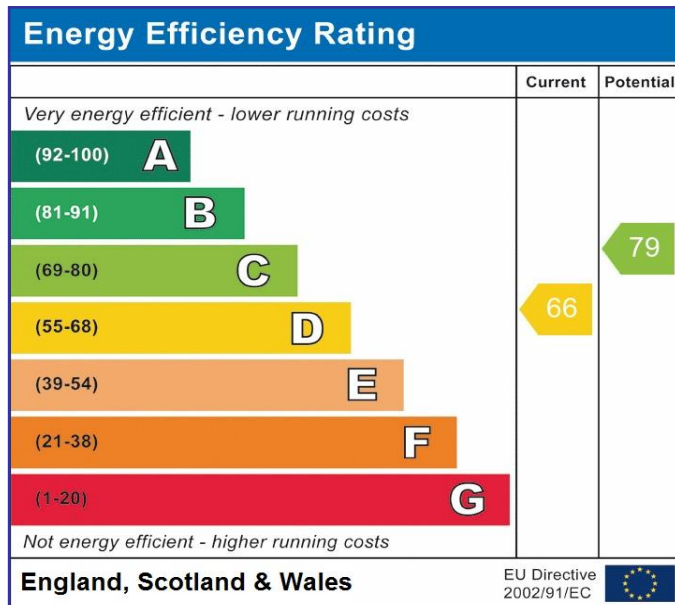
6 Kings Rydon, Stoke Gabriel

Approx. 131.9 sq. metres (1419.9 sq. feet)



Total area: approx. 131.9 sq. metres (1419.9 sq. feet)

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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.
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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.