

STOKE END TOTNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



STOKE END

A beautifully presented three bedroom detached bungalow with a superb Kitchen / Breakfast room and a smart modern garden room with an ensuite shower room offering great ancillary accommodation. The property also benefits from off street parking and a garage.

The entrance hall leads into the living room with a wood burner and a large picture window, to the rear of the property overlooking the garden and leading onto the conservatory which would make an ideal dining room and has ample space for a dining room table and chairs, is the Kitchen / breakfast room which is fully fitted including an oil fired Aga and a breakfast bar. There are three double bedrooms and a family bathroom.

Outside is a superb garden room with bi fold doors and an en suite bathroom making an excellent home office or overflow accommodation. At the front of the house there is hard standing for several cars and a garage providing additional storage. The garden is laid to lawn with shrub and flower borders.

Stoke End is situated in the delightful Devon village of Moreleigh which is some 6 miles from Totnes and 7 miles from Kingsbridge. The A38 Devon Expressway can be reached within 15 minutes and has excellent access to both Plymouth and Exeter. Moreleigh Village itself has the renowned New Inn famous for its food and an early sitting comes highly recommended. This friendly village has an excellent community spirit with sports and social events and there is also excellent schooling and shopping facilities in the nearby towns.





KEY FEATURES

- Three Bedroom
- Off Street Parking
- Garage
- Garden Room ensuite shower
- No onward chain
- Superb Kitchen / Breakfast room





PROPERTY DETAILS

Property Address

Stoke End, Moreleigh, Totnes, Devon, TQ9 7JH

Mileages

Totnes 6 miles Exeter 32 miles Plymouth 25 miles (approximately)

Services

Mains electric, water and drainage. Oil fired central heating.

EPC Rating

Current: D, Potential: C

Council Tax Band

Band D

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.

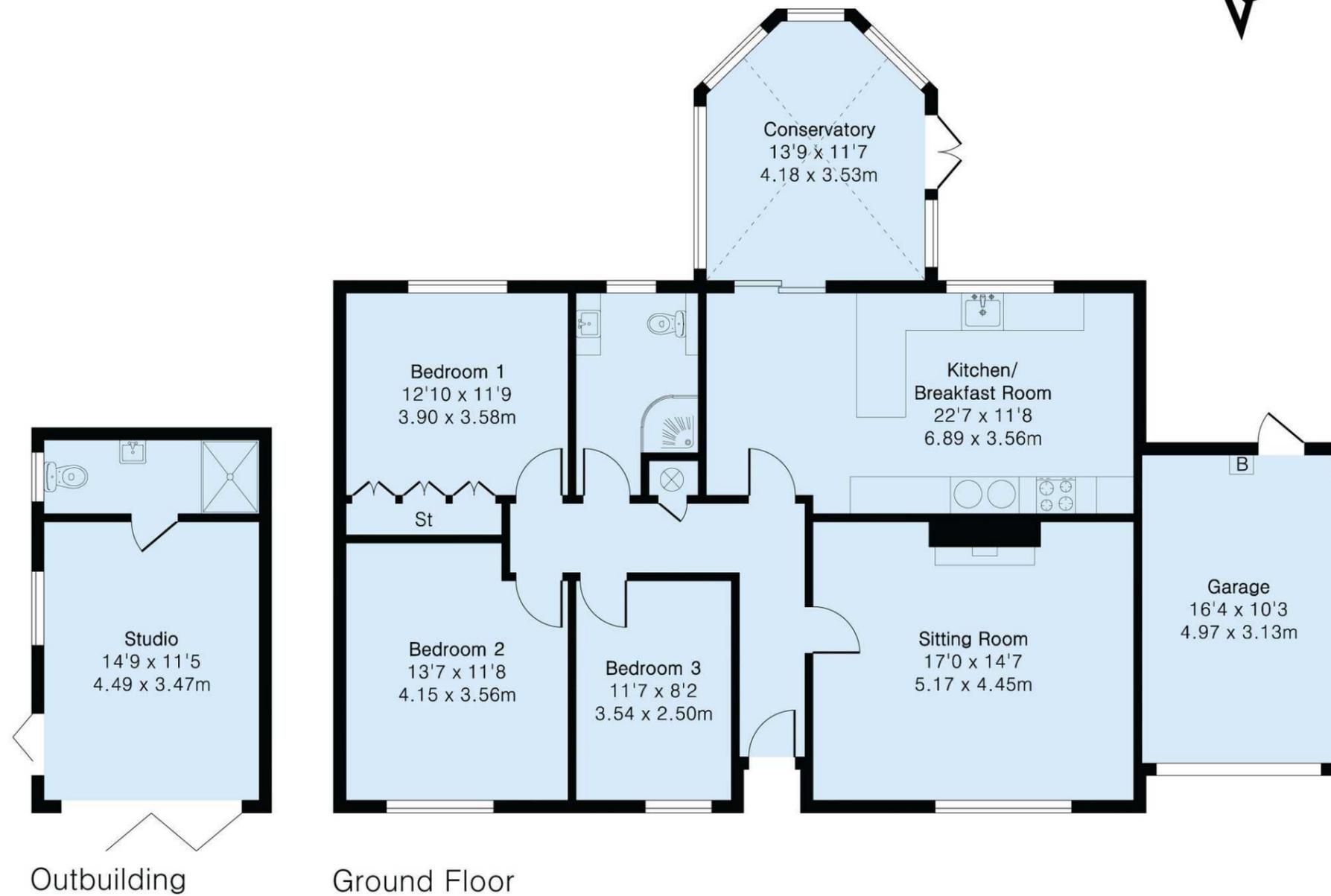


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FLOOR PLAN

**Approximate Gross Internal Area 1259 sq ft - 117 sq m
(Excluding Garage & Outbuilding)**

Garage Area 167 sq ft – 16 sq m
Outbuilding Area 217 sq ft – 20 sq m





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