

4 DARTON GROVE
STOKE GABRIEL



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



4 DARTON GROVE

Situated in the heart of Stoke Gabriel, on a private road close to all local amenities, is this well positioned detached three bedroom bungalow with off street parking, garden and garage. The bungalow would benefit from further updating but offers good sized accommodation.

The fitted kitchen has space for a table and chairs and leads through to the dining room with views over the garden. Double doors interconnect with the sitting room and lead through to a conservatory. There are three double bedrooms, with the principal being en suite, and a further family bathroom.

Outside the West facing garden is mainly laid to lawn with shrub and flower borders. There is hard standing for one car and a double garage.

Stoke Gabriel is a vibrant and popular village on the River Dart, situated about four miles from Totnes. The village has good facilities including a shop/post office, church, pre-school, primary school, village hall and two public houses, as well as sailing and canoeing on the River Dart. The village Boating Association provides events throughout the year and RYA sailing training for children. 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

- NO CHAIN
- Three Bedrooms
- Off Street Parking
- Garage
- Convenient Location





PROPERTY DETAILS

Property Address

4 Darton Grove, Stoke Gabriel, Devon, TQ9 6RX

Mileages

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

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: D, Potential: C

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.



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. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 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. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

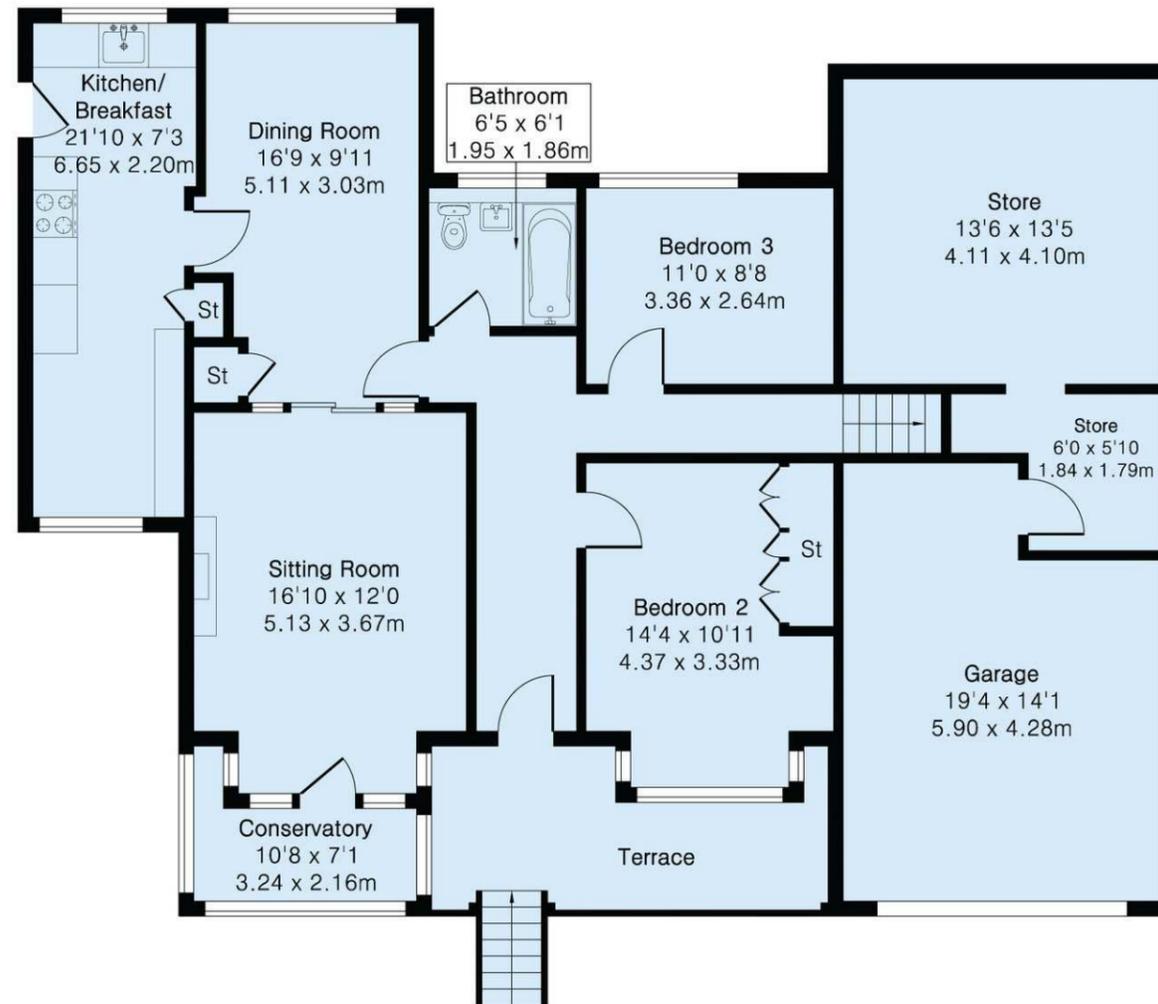
FLOORPLAN

**Approximate Gross Internal Area 1520 sq ft - 141 sq m
(Excluding Garage)**

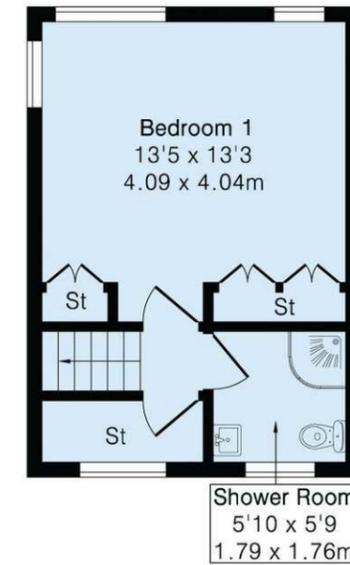
Ground Floor Area 1259 sq ft – 117 sq m

Upper Ground Floor Area 261 sq ft – 24 sq m

Garage Area 245 sq ft – 23 sq m



Ground Floor



Upper Ground Floor



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Totnes Office
01803 847979 | totnes@marchandpetit.co.uk
Waterside House, The Plains, Totnes, Devon, TQ9 5YS

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590