



Asking Price Of £360,000

Flood Street, Stoke
Gabriel, Totnes, TQ9
6QL

A wonderfully spacious two/three bedroom semi detached bungalow located in the highly desirable village location of Stoke Gabriel. The property comprises of a welcoming inner entryway that leads through to the inner hallway, a sizeable kitchen, a spacious dining area, living room, a further sitting room, two double bedrooms one of which is en-suite, a family bathroom, a useful utility room, cloakroom, front and sunny level rear gardens and off road parking. The bungalow is perfectly positioned as it is within reach of Stoke Gabriel primary, the village shops, bus links, an array of countryside walks, the village pub and more.



ENTRANCE PORCH A uPVC double glazed front door opens into a welcoming entryway complemented by a side window that allows natural light to flow through and doors lead to the adjoining rooms.

HALLWAY A bright and inviting inner hallway offering access to all main living areas and the central dining space. Featuring two built in storage cupboards one housing the boiler and gas central heating radiator.

DINING AREA Centrally positioned within the bungalow, this generously proportioned dining area easily accommodates an 8 seater table ideal for family gatherings or entertaining, gas central heated radiator and a telephone point. Dual uPVC double glazed doors opening to both the front and rear gardens.

KITCHEN A spacious and well appointed kitchen with a range of overhead, base and drawer units topped with roll edged work surfaces. Features include a 1 bowl stainless steel sink with drainer, gas cooker, space for a fridge freezer, tiled splashbacks, two uPVC double glazed windows and a deep fitted pantry cupboard. Gas central heated radiator.

UTILITY ROOM A practical utility space offering plumbing and space for a washing machine and dryer. Includes roll edged work surfaces, a stainless steel sink with drainer, a skylight, and a uPVC double glazed door providing direct garden access.

CLOAKROOM A convenient cloakroom fitted with a low level flush WC, wall mounted wash hand basin, skylight and gas central heating radiator.

LIVING ROOM/BEDROOM 3 A Light filled and spacious living room featuring a gas fireplace, a large uPVC double glazed window and a gas central heating radiator. Previously used as bedroom three.

SITTING ROOM A versatile and airy room with stunning views across the rear gardens to the countryside beyond. Perfect as an additional sitting area, study, or hobby space, this room includes sliding uPVC double glazed patio doors and a gas central heating radiator. Doors leading onto a large patio area.

BEDROOM ONE The spacious master bedroom enjoys rear aspect views of the countryside. Well appointed with built in wardrobes, a uPVC double glazed window and gas central heating radiator.



FAMILY BATHROOM A large bathroom offering a four piece suite comprising a low level flush WC, pedestal wash hand basin, panelled bath and a walk in shower with wet room style flooring. Also includes an obscure uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A generously sized second double bedroom overlooking the front garden, with a uPVC double glazed window and gas central heating radiator. Door leads to

EN-SUITE SHOWER ROOM Comprising a low level flush WC, pedestal wash hand basin and shower cubicle. Finished with tiled walls, an obscure uPVC double glazed window and a gas central heating radiator.

OUTSIDE The property boasts a substantial, level rear garden perfectly designed for outdoor living. A large patio area provides ample space for alfresco dining and entertaining, while the lawn is bordered by mature shrubs and planting. The garden also offers excellent potential for further landscaping or development. Additional features include a timber built shed and an outdoor water tap.

PARKING Off road parking to the front of the property for 2 vehicles.

Address 'Flood Street, Stoke Gabriel, Totnes, TQ9 6QL'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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