



**Taylors**  
sales & lettings



Asking Price Of £349,950

**Clay Park, Byter Mill  
Lane, Stoke Gabriel,  
Totnes, TQ9 6RH**

A fantastic opportunity to purchase this beautifully presented two-bedroom semi-detached home, ideally situated in the highly desirable village of Stoke Gabriel. Set in an elevated, south-facing position, the property boasts picturesque views across the Mill Pool and towards the river, as well as both front and rear gardens. This charming home is perfect for those seeking a peaceful village lifestyle within a sought-after location.



#### Accommodation Comprises:

##### Entrance Hall

Welcoming entrance hallway providing access to the principal living accommodation.

##### Open Plan Living/Dining Room

A bright and spacious dual-purpose room, ideal for both relaxing and entertaining. The living area benefits from an open fireplace and beautiful views over the Mill Pool and towards the river. The dining space comfortably accommodates a family dining table and flows seamlessly through to the kitchen.

##### Kitchen

Fitted with a range of matching floor-to-ceiling units and work surfaces, the kitchen is equipped with an oven and electric hob, along with space for a washing machine and fridge freezer. A stable door provides convenient access to the rear garden.



##### Bedroom One

A generous double bedroom featuring stunning views over the Mill Pool, a built-in wardrobe area, and a charming feature fireplace.

##### Bedroom Two

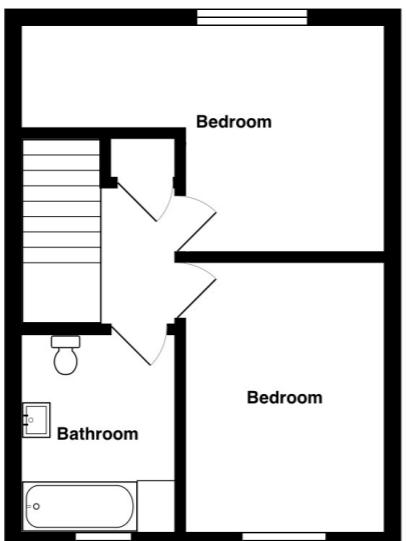
A further double bedroom with views over the rear garden, offering ample space for bedroom furniture. Feature fireplace.

##### Family Bathroom

Fitted with a three-piece suite comprising a pedestal wash basin, low-level WC, and a bath with shower over.

##### Outside

The property enjoys an attractive elevated rear garden, offering a patio area perfect for outdoor dining, along with a garden shed. The front garden is low maintenance, providing additional curb appeal.



Ground floor

First floor

**Address - Clay Park, Byter Mill Lane,  
Stoke Gabriel, Totnes, TQ9 6RH**

**Tenure - Freehold**

**Council Tax Band 'C'**

**EPC Rating 'D'**

Taylors Estate Agents  
24-26 Hyde Road  
Paignton  
Devon  
TQ4 5by