



Luscombe Maye

Since 1873

The Ridings , Stoke Gabriel , Totnes, TQ9 6GG

Guide Price £340,000

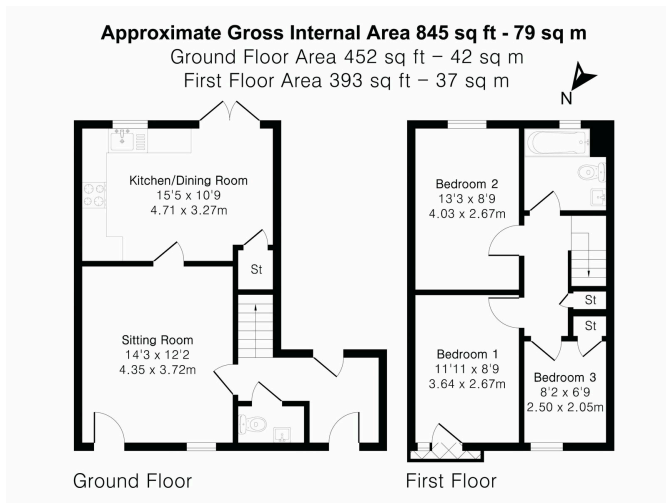
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DESCRIPTION Luscombe Maye are delighted to bring to market this beautifully presented three bedroom home. Set within a quiet and highly desirable position just a five minute walk from the heart of Stoke Gabriel, this charming three bedroom home is perfect for families, young professionals, or those seeking a peaceful yet well connected home. Built just seven years ago, the property comes complete with an NHBC warranty and features a high-quality finish throughout. From the moment you arrive, the home feels bright, airy, and thoughtfully designed, with excellent storage cleverly incorporated across both floors. To the front, a neat patio area provides a welcoming approach, complete with a space for a bin store and bike store – perfect for those embracing the outdoor lifestyle the area is known for. The property also benefits from two off-street parking spaces, adding everyday convenience, right outside your door. The design and space flows effortlessly from the hallway with a convenient WC into a stunning living room, contemporary kitchen fitted with modern appliances overlooking a beautifully manicured garden. Double glazed windows and doors throughout, ensures warmth and energy efficiency year-round. Upstairs, the two main double bedrooms are incredibly well-proportioned, with one boasting a Juliette balcony, alongside a seamlessly designed bathroom, with an additional third bedroom offering flexibility as a home office, nursery, or dressing room – ideal for modern living. To the rear, the garden is a true highlight. Facing north-west, it enjoys an abundance of evening sunlight and becomes a real sun trap during the summer months – perfectly accessed for indoor / outdoor living or for relaxing or entertaining after a long day. Combining modern comfort with a charming feel, this is a wonderful home in a sought-after location, offering both tranquillity and easy access to the vibrant community of Stoke Gabriel.

DIRECTIONS What3Words - condensed.swear.elbowing





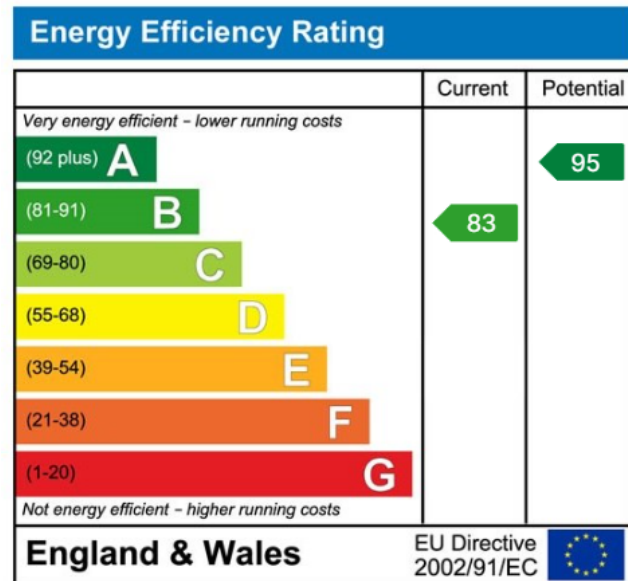
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Three Bedrooms
- Garden
- Modern & Spacious Kitchen
- Family Living Room
- NHBC Warranty
- Semi Detached
- Two Car Parking Spaces
- Bright & Airy
- Countryside Walks
- EPC B



Use the QR code for further "Material Information" about this home



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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