



5 Vicarage Grove



Totnes: 4.4 miles; Dartmouth: 18.4 miles;
Exeter: 27.5 miles

A beautifully presented and versatile four-bedroom detached dormer bungalow with generous wrap-around gardens, garage and parking in the sought-after village of Stoke Gabriel

- Sought-after riverside village location
- Well-presented detached dormer bungalow
- Flexible four-bedroom accommodation
- Spacious open-plan living space
- Approximately 1,212 sq ft of accommodation
- Generous wrap-around gardens
- Detached single garage and driveway parking
- Potential for extension, subject to consents
- Freehold
- Council tax band D

Guide Price £450,000

SITUATION

Vicarage Grove enjoys a quiet position within the popular riverside village of Stoke Gabriel, on the eastern bank of the River Dart. The village offers a primary school, post office and general store, public houses, cafés and a historic church, together with an active local community.

The nearby market town of Totnes provides a wide range of shops, restaurants and amenities, as well as a mainline railway station with direct services to London. The A38 Devon Expressway is also within easy reach, providing access to Plymouth, Exeter and the M5.

DESCRIPTION

Offering flexible accommodation in a sought-after village setting, 5 Vicarage Grove is a well-presented detached dormer bungalow arranged over two floors.

The property extends to approximately 112.6 sq m (1,212 sq ft) and includes a spacious open-plan kitchen, sitting and dining room, four double bedrooms and two bathrooms. Outside are generous wrap-around gardens, driveway parking and a detached single garage, with potential for extension subject to the necessary consents.

ACCOMMODATION

A porch opens into the entrance hall, which provides access to the principal ground-floor rooms.

The spacious open-plan sitting and dining room offers ample space for both seating and dining areas, with an

adjoining fitted kitchen and access to a useful rear porch.

There are two double bedrooms on the ground floor, one of which could be used as an additional reception room or study if required. A family bathroom completes the ground-floor accommodation.

On the first floor are two further double bedrooms, both enjoying good natural light, together with a shower room and useful eaves storage.

OUTSIDE

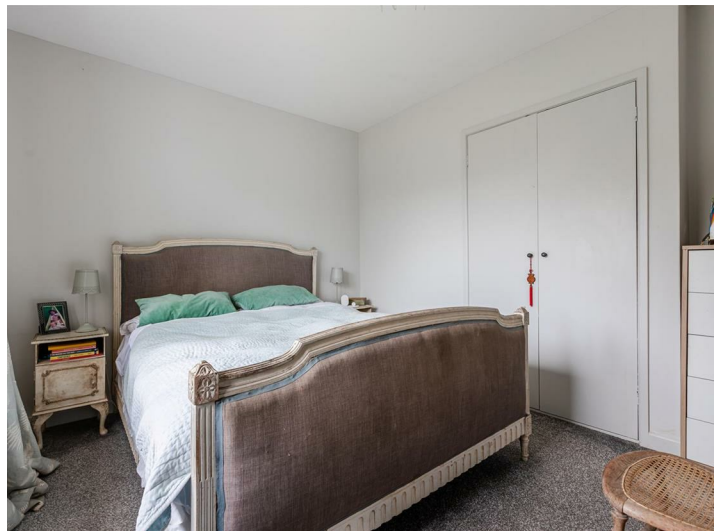
The property is approached over a gravelled driveway providing off-road parking and access to a detached single garage.

The gardens wrap around the property and are mainly laid to lawn with established borders, a paved patio and a gravelled seating area. The generous plot may offer scope for extension, subject to the necessary consents.

SERVICES

Mains water, drainage, electricity and gas are connected. Gas-fired central heating.

According to Ofcom, superfast broadband is available. Mobile coverage is predicted to be variable outdoors with EE and Three, with good indoor and outdoor coverage available through O2 and Vodafone.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(48-54) E		
(35-47) F		
(2-34) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk



@StagsProperty

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