

18 CATOR
STOKE GABRIEL



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



18 CATOR

Situated in the much sought after village of Stoke Gabriel, a well-presented semi-detached family home offering 3 bedrooms pretty rear garden, driveway parking and single garage.

The entrance door leads into the hallway with cloakroom and stairs rising to the first floor. A door leads through to a good-sized sitting room with storage cupboard. On the other side of the hallway is the kitchen/dining room with modern fitted kitchen and space for a dining table and chairs. Double doors give lead out to the garden. On the first floor is the family bathroom and three bedrooms, the master having built-in wardrobe space.

Outside, double wooden gates lead to driveway parking and to the single garage. A pathway leads down the middle of the garden with lawned sections to either side with various plants and shrubs. There is a small patio area, perfect for alfresco dining.

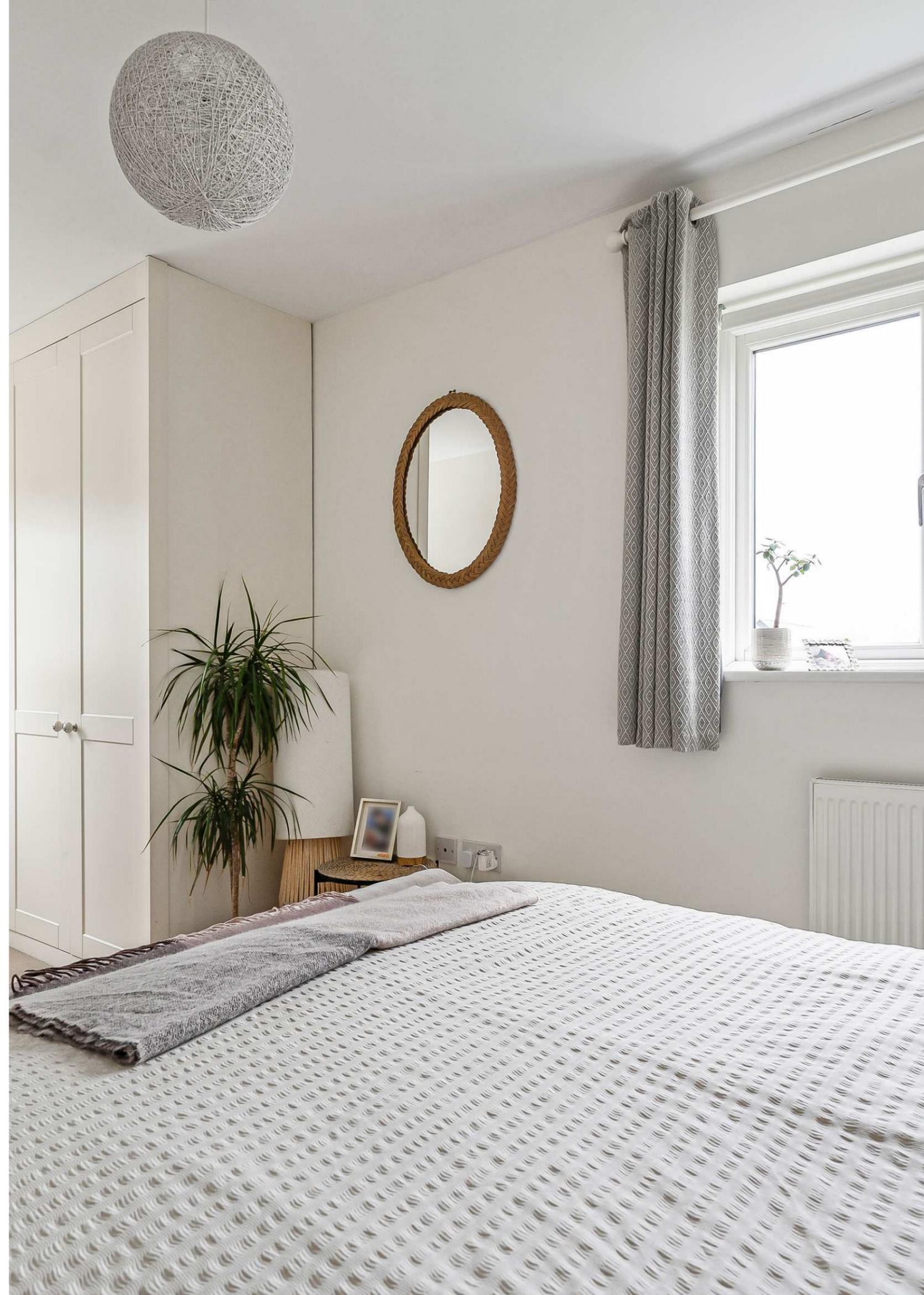
The picturesque village of Stoke Gabriel, within the South Devon AONB, sits on the east bank of The River Dart and offers a quay, a pontoon and a landing stage from which to enjoy the river and Mill Pool with easy access to the sea. The village offers a range of local societies to include a very active boating association, cricket club, Scouts and art society. There is a primary school, post office and general store, two public houses, cafes and a 13th century church with an ancient yew tree. 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

- Sought after location
- Well-presented family home
- 3 bedrooms
- Private rear garden
- Single garage and driveway parking





PROPERTY DETAILS

Property Address

18 Cator, Stoke Gabriel, Totnes, Devon, TQ9 6FG

Mileages

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

Services

Mains electric, water and drainage. Gas central heating.

EPC Rating

Current: B, Potential: A

Council Tax Band

D

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.

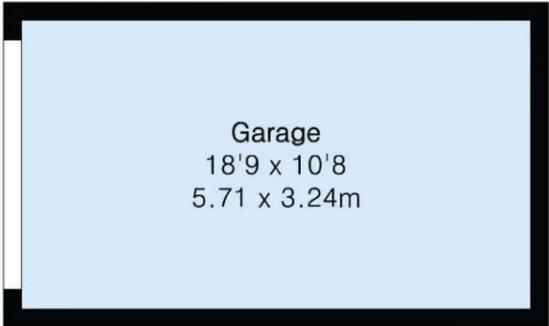
FLOOR PLAN

**Approximate Gross Internal Area 878 sq ft - 82 sq m
(Excluding Garage)**

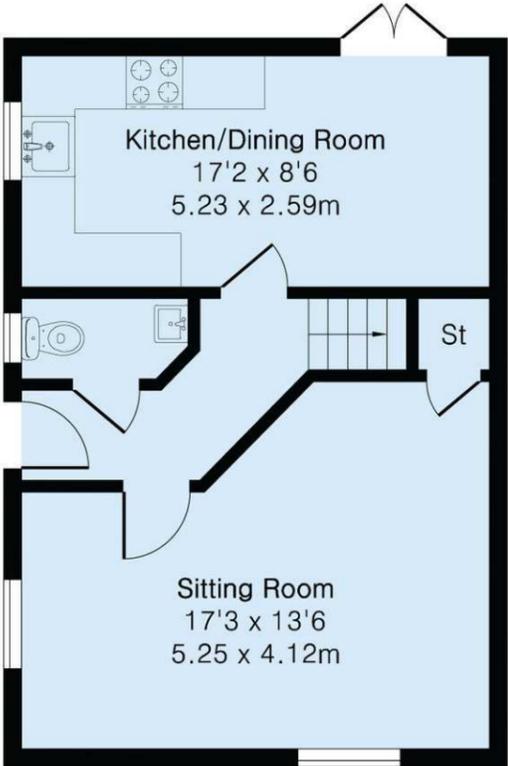
Ground Floor Area 439 sq ft – 41 sq m

First Floor Area 439 sq ft – 41 sq m

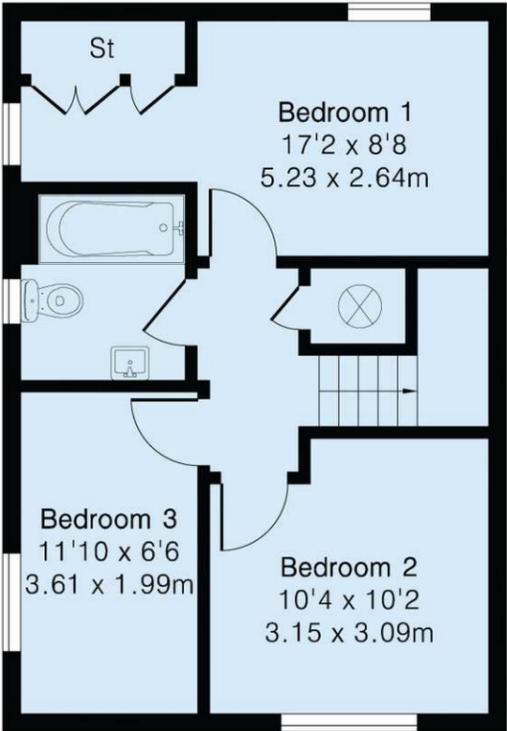
Garage Area 199 sq ft – 19 sq m



Garage



Ground Floor



First Floor



MARCHAND PETIT

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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