

# ELMWOOD STOKE GABRIEL



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



# ELMWOOD

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Located in the heart of this popular village is this wonderful chalet style bungalow which has been beautifully refurbished with great flair to provide lovely light airy accommodation. The newly fitted Kitchen with a large central island is a real focal point of the house with bi fold doors out onto the landscaped gardens.

The property is entered via a useful porch area which runs the width of the property ideal for coats and boots. The living room is defined by a wood burner and is open plan to the Kitchen / Dining room with lovely light and views through to the garden. The recently fitted Shaker Style Kitchen is a fantastic space with a lovely central Island with seating with a range of units providing excellent storage. Bi fold doors offer access out onto the garden perfect for Al Fresco dining. Also on the ground floor is the principal bedroom with an en suite bathroom with a modern suite with freestanding roll top bath. A further bedroom and separate shower room are also on the ground floor. Upstairs is a good size loft room with velux windows providing bedroom three.

Outside the front drive provides off street parking for two cars and the rear garden has been landscaped to provide a patio area with a grass terrace.

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

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- Off Road Parking for 2 cars
- Newly fitted Kitchen
- Village location
- Wood Burner
- Beautifully presented throughout





# PROPERTY DETAILS

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## Property Address

Elmwood, Paignton Road, Totnes, Devon, TQ9 6SE

## Mileages

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

## Services

Mains electric, water and drainage. Gas central heating.

## EPC Rating

Current: E , Potential: C

## 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.



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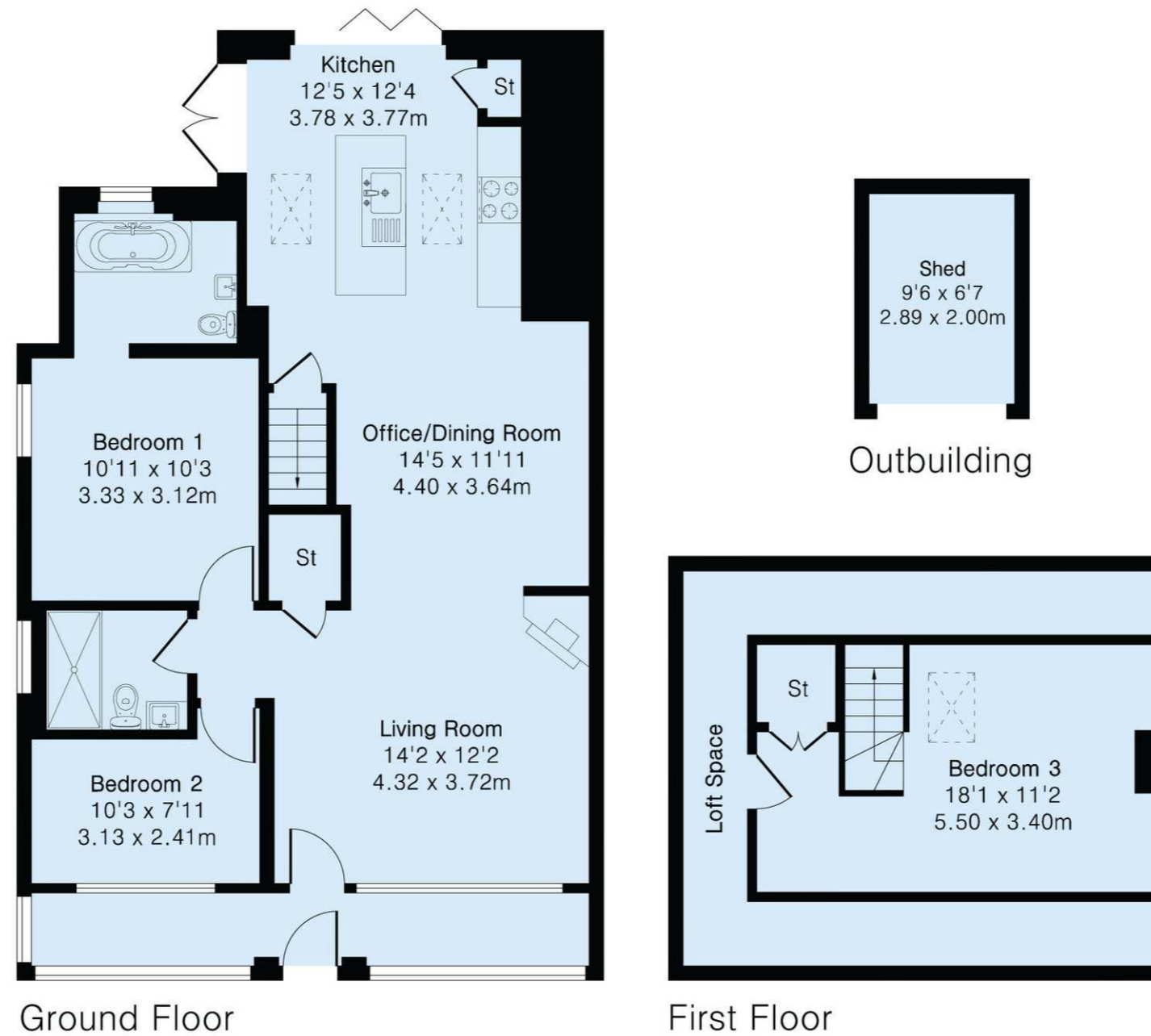
# FLOOR PLAN

**Approximate Gross Internal Area 1160 sq ft - 108 sq m  
(Excluding Outbuilding & Loft Space)**

Ground Floor Area 959 sq ft – 89 sq m

First Floor Area 201 sq ft – 19 sq m

Outbuilding Area 62 sq ft – 6 sq m





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