

The Accommodation

- IMPRESSIVE SPACIOUS HALLWAY WITH GALLERIED LANDING & VAULTED CEILING
- SPACIOUS 23' LOUNGE/DINING ROOM
- 16' KITCHEN/BREAKFAST ROOM WITH CENTRAL ISLAND
- UTILITY ROOM
- WALK-IN PANTRY/STOREROOM
- DOWNSTAIRS CLOAKROOM
- 3 DOUBLE BEDROOMS (ONE EN-SUITE)
- WALK-IN DRESSING ROOM
- FAMILY BATHROOM/SHOWER ROOM
- UNDERFLOOR HEATING
- DOUBLE GLAZING
- DRIVEWAY OFFERING OFF-ROAD PARKING 4/5 VEHICLES
- DOUBLE INTEGRAL GARAGE
- LEVEL LAWNED REAR GARDENS
- VIEWS ACROSS TO RIVER DART
- QUIET TUCKED AWAY LOCATION
- POPULAR VILLAGE OF STOKE GABRIEL
- NO CHAIN
- VACANT POSSESSION

DBN4331



Brief Description

Tucked away in the popular village location of Stoke Gabriel, with pubs, primary school, local shops and post office, and being a popular tourist destination in the South Hams, famous for its mill pond. The property is situated within easy access to Totnes, Dartmouth and Paignton.


This individually-designed detached dormer bungalow was built in 2007 and offers good sized rooms comprising impressive spacious hallway with galleried landing and vaulted ceiling, leading to a good sized lounge/dining room, 16' kitchen/breakfast room with central island/breakfast bar, utility room, walk-in pantry/storeroom. There are 2 bedrooms on the ground floor, together with a family bathroom/shower room, and the master bedroom on the first floor, enjoying views down to the River Dart from both the room and the balcony, en-suite shower room and walk-in dressing room. The property is double glazed and has underfloor heating, individually controlled from each room. Externally, the property has a good sized driveway offering ample parking for 4/5 vehicles, together with a double integral garage. There are level good sized gardens at the rear, which are mainly laid to lawn and enjoying a sunny aspect, being extremely secluded.

Internal viewing recommended to appreciate the accommodation on offer.



**DETACHED
INDIVIDUALLY-DESIGNED
DORMER BUNGALOW IN
POPULAR VILLAGE
LOCATION**



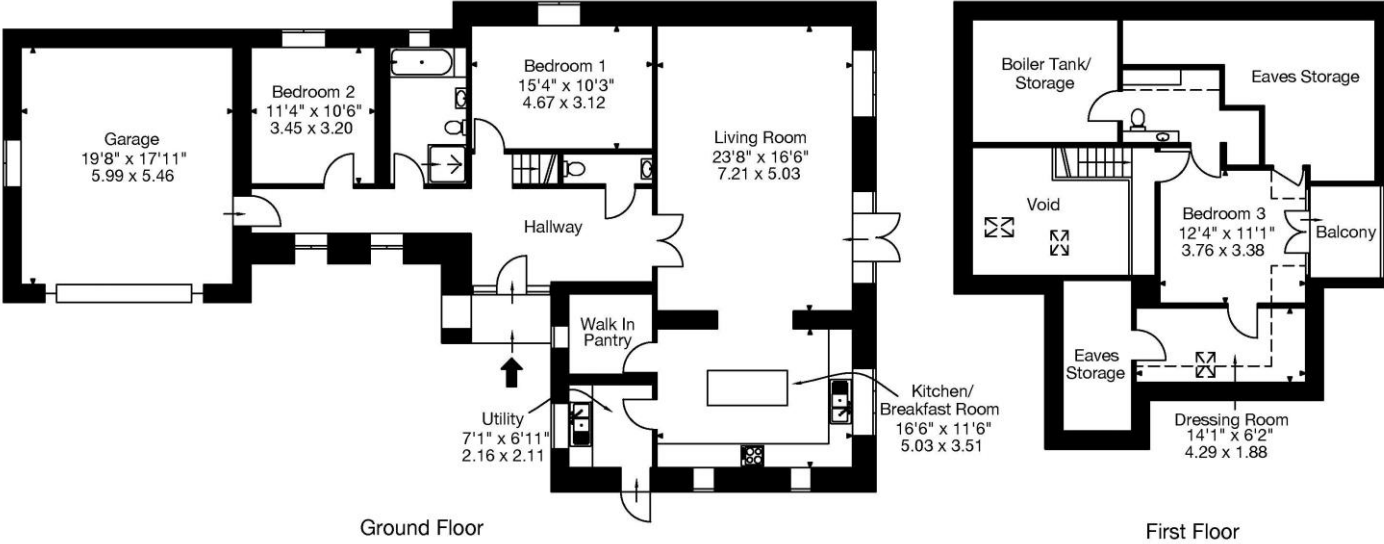
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	70
England & Wales	EU Directive 2002/91/EC 	

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River Cottage,
Millers Lane,
Stoke Gabriel,
Totnes TQ9 6TD
Approx. Gross Internal Area
2469 Sq Ft - 229 Sq M
(Including Garage and Eaves)



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All Measurements are approximate and should not be relied on as a statement of fact.
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