

# 14 BODY HAYES CLOSE STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 14 BODY HAYES CLOSE

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A beautifully presented four bedroom bungalow which has been much improved by the current owners, with well-proportioned accommodation, a good size conservatory and a low maintenance garden and off street parking.

An entrance porch leads in an impressive sitting room with a modern wood burner with patio doors. The Kitchen / Dining room is fully fitted which leads into a utility room with space for a washer dryer. A conservatory also leads off the Kitchen and provides access to bedroom four which make a great guest room with an ensuite shower. There are three further double bedrooms and a family bathroom.

Outside the garden is mainly laid to patio with a lawned area. To the front is hard standing for two / three cars.

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.





# PROPERTY DETAILS

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## Property Address

14 Body Hayes Close, , Stoke Gabriel, Devon, TQ9 6QS

## Mileages

Totnes 4 miles Exeter 24 miles

Plymouth 25 miles (approximately)

## Services

Mains electric, water and drainage. Gas central heating

## EPC Rating

Current: 60, Potential: 77

## Council Tax Band

E

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- Popular village location
- Beautifully presented throughout
- 4 bedrooms
- Off-street parking
- Low maintenance garden

## 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.

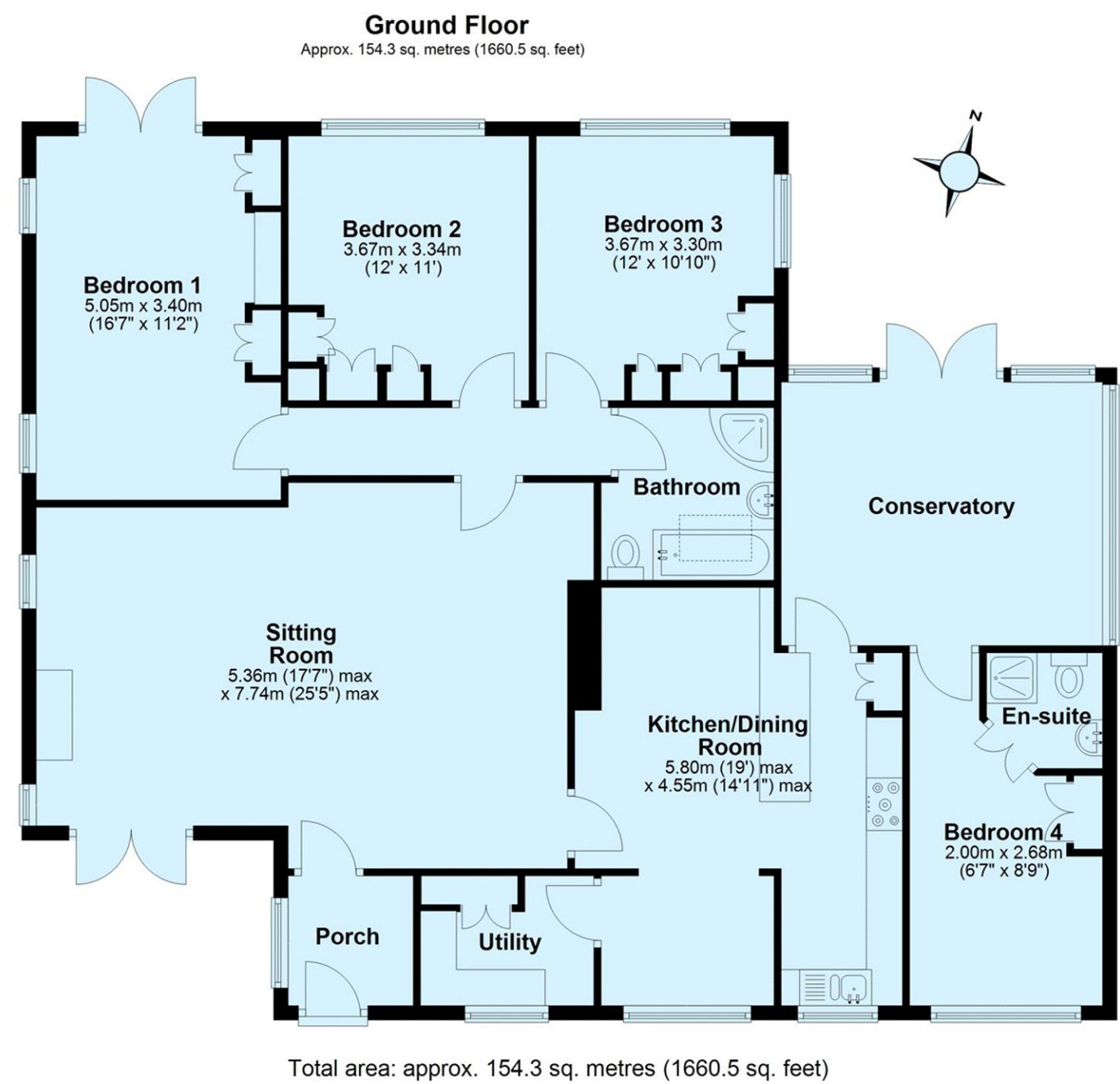
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.





# FLOORPLAN



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