

DRIFTERS, 9 CATOR STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

9 CATOR

DESCRIPTION

Situated in the much sought after village of Stoke Gabriel, an immaculately presented detached family home offering spacious living with 4 bedrooms, pretty rear garden, driveway parking and oversized single garage with electric operated door.

Driveway parking to the front of the property leads to the garage with side gate giving access to the rear garden. A small path with gravelled front garden to either side gives access to the entrance door and into the hallway. On entering the main entrance one first notices the unusual ceiling height for a modern interior property. This flows throughout the property giving all rooms airiness. A bespoke open plan kitchen/dining room is stylishly fitted with wall and base units and a breakfast bar with marble work surfaces, and further benefits from an integrated dishwasher, two double ovens, induction hob and a wine cooler. A separate utility room provides space for a washing machine and tumble dryer along with fitted cupboards and a sink. The sitting room is light and airy with triple aspect windows, which flood the space with natural light, double doors lead onto the rear garden.

Upstairs, there are four double bedrooms and a family bathroom. The master bedroom has a large en-suite bathroom and fitted wardrobes, bedroom 2 also benefits from fitted wardrobes. The fourth bedroom is a small double and is currently being used as a study.

The rear garden has been well-maintained with a variety of flowers and plants, the garden is predominantly laid to patio, with a gravel area and raised and covered decked terrace, giving a private, sunny Mediterranean courtyard atmosphere. An entrance door from the garden leads to the workshop/garage and upstairs which the current owners have created to provide additional storage space which has views over the valley.

SITUATION

The peaceful and 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

Property Address

9 Cator, Stoke Gabriel, Devon, TQ9 6FG

Mileages

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

Services

Mains electric, water and drainage. Gas central heating. Solar panels providing hot water.

EPC Rating

Current: 81, Potential: 88

Council Tax Band

Band F

Tenure

Freehold. £300.00 per annum maintenance charge for upkeep of the estate.

Authority

South Hams District Council

Key Features

- Popular village location
- Immaculately-presented
- Light and airy throughout
- Detached 4 bedroom family home
- Driveway parking and single garage with additional first floor storage
- Pretty, low maintenance rear garden

Fixtures & Fittings

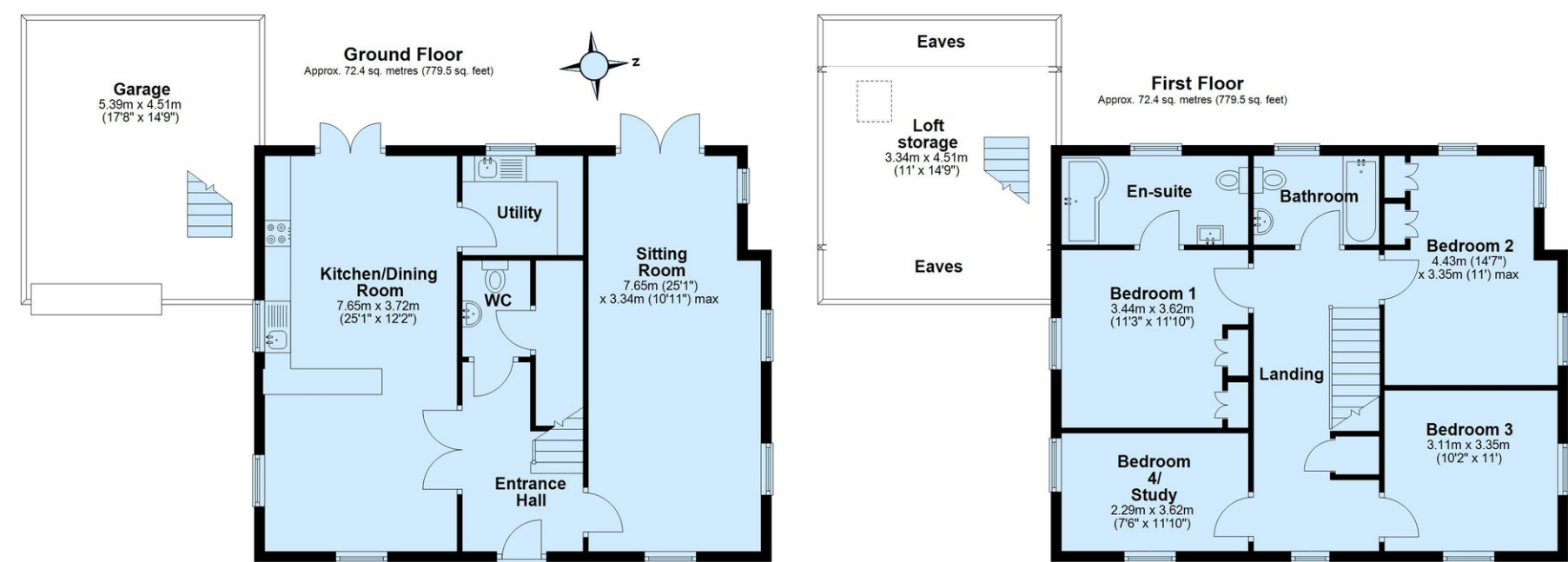
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOORPLAN



Total area: approx. 144.8 sq. metres (1559.1 sq. feet)

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