23 KINGS RYDON CLOSE
STOKE GABRIEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



23 KINGS RYDON CLOSE

Set within the village of Stoke Gabriel, this detached two-bedroom bungalow offers the ease of single-level living, complemented by a driveway, garage and gardens to the front and rear. The property presents an appealing opportunity for a buyer seeking a home to update and personalise, with a practical layout and generous outdoor space.

A welcoming entrance hall connects the principal rooms. The living room is a comfortable, well-proportioned space, with broad windows overlooking the rear garden and bringing natural light into the room. A brick fireplace provides a focal point, while the outlook towards the established planting gives the room a pleasant connection with the outdoors.

The kitchen and dining room form an open-plan space, with a distinct dining area. The kitchen is fitted with timber cabinetry and work surfaces, with an integrated oven, gas hob and extractor hood. The room offers scope for a purchaser to create a kitchen suited to their own tastes.

Adjoining the kitchen, a separate utility room offers useful additional space, with a sink and access to the garden. It makes a practical spot for laundry and household tasks, as well as a convenient route outdoors.

There are two bedrooms, both served by the central hall. The principal bedroom has a range of fitted wardrobes and storage, including a recessed dressing area. The second bedroom is a versatile room that could equally be used as a guest bedroom, study or hobby space. A shower room provides a curved shower enclosure, basin and WC, while a separate WC offers additional convenience.

Outside, the front garden is planted with an established mix of shrubs and borders. A driveway extends alongside the bungalow towards the garage, providing off-road parking. To the rear, the enclosed garden combines a lawn with mature planting and a paved pathway, offering space to enjoy the outdoors and potential for a keen gardener to make it their own. The garage and two stores add useful storage space.

Stoke Gabriel is a sought-after South Devon village on a creek of the River Dart, known for its waterside setting and community atmosphere. The village has a primary school, shop, pubs and places to eat, with opportunities for walks around the creek and surrounding countryside. Totnes, with its independent shops, supermarkets and mainline railway station, is within reach, as are the wider attractions of the South Hams and its coastline.







KEY FEATURES

- Detached bungalow in Stoke Gabriel
- Two bedrooms, including a principal bedroom with fitted wardrobes
- Open-plan kitchen and dining room
- Kitchen with integrated oven, gas hob and extractor
- Living room with brick fireplace and garden outlook
- Separate utility room with garden access
- Shower room and additional separate WC









PROPERTY DETAILS

Property Address
23 Kings Rydon Close, Stoke Gabriel, Totnes, Devon, TQ9 6QG

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

Services
Mains electric, water and drainage. Gas central heating.

EPC Rating
Current: 66, Potential: 77

Council Tax Band
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.

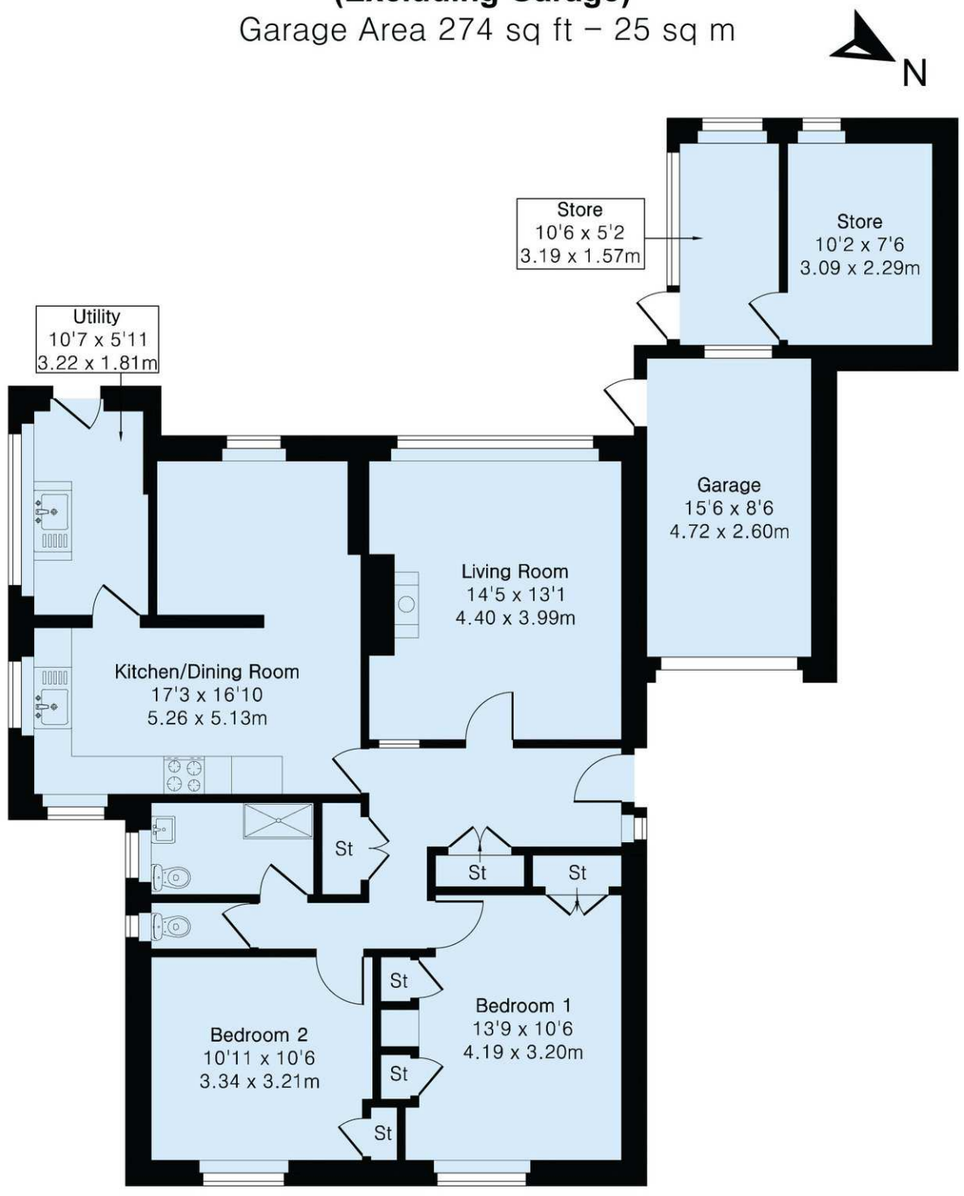
Viewing
Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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FLOOR PLAN

Approximate Gross Internal Area 1003 sq ft - 93 sq m
(Excluding Garage)
Garage Area 274 sq ft – 25 sq m



Ground Floor



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