



Carvells Flood Street, Stoke Gabriel, Totnes, Devon TQ9 6QL

A spacious, four bedroom detached bungalow with a garage in Stoke Gabriel. Carvells offers a spacious reception room, large loft study, off street parking for up to three cars and an idyllic garden with rural views. Pet by negotiation. EPC Band D. Tenant Fees Apply

Totnes 4 miles | Exeter 24 miles | Plymouth 25 miles

- Popular Village Location
- 3/4 Bedrooms
- Kitchen/Breakfast Room
- Spacious Sitting Room
- Family Bathroom/2 En-Suite and a Family Bathroom
- Council Tax Band: F
- Deposit: £1,673.00
- 12 Months Plus
- Pets By negotiation
- Tenant Fees Apply

£1,450 Per Month

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)

## SITUATION

Carvels is situated in the village of Stoke Gabriel, an attractive and highly desirable village set in a cleft of one the River Dart's banks with children's sporting activities and pre- and primary school. This friendly village with its winding, narrow roads has a church, two pubs and three shops and is a boatman's paradise (at high tide!) It is ideally situated for travelling to Totnes or the towns of Torbay by bus or car. Totnes is approximately 4 miles away and has a main line railway station with a service to London Paddington. The busy medieval town of Totnes, geographically built at the highest navigable point upon the River Dart, rapidly grew into the gateway to the South Hams, which is renowned for its pretty beaches and countryside. The town also gives easy access to magnificent Dartmoor. Today Totnes is a bustling and thriving market town, that retains much of its original character, full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

## DESCRIPTION

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## HALL

Under stair cupboard with hanging space, space for desk, 2 x radiators

## DINING ROOM/BEDROOM 4

Front aspect room which can be used as a double bedroom or a dining room. 2 x radiators.

## KITCHEN/BREAKFAST ROOM

Large room with wall and base units, electric oven, gas hob, cupboard with gas fired central heating boiler. Airing cupboard, walk in cupboard with plumbing for washing machine and space for fridge freezer. 2 x radiators, patio doors to garden.

## SITTING ROOM

Spacious side and rear aspect room with 2 sets of patio doors to garden. Radiator.

## BEDROOM 1

Rear aspect master bedroom, patio doors to garden, built in wardrobes, radiator.

## EN-SUITE SHOWER ROOM/WC

Thermostatic shower in cubicle, heated towel, basin, WC.

## FAMILY BATHROOM/WC

Modern white suite, heated towel rail, thermostatic shower over bath.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
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Energy Efficiency Rating	
	Current
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

76

58

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales