



2 School Hill Cottages School Hill, Stoke Gabriel

Totnes

£385,000



## 2 School Hill Cottages School Hill

Stoke Gabriel, Totnes

Charming three-bed cottage in Stoke Gabriel, blending period features with modern updates. Spacious, no chain, sun lounge, garden, village views, close to amenities. Early viewing advised. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Situated in the always popular Village of Stoke Gabriel
- Commanding views of the Village and over the Millpool from the raised Patio
- Three bedroom character Cottage
- Benefits from two generous reception rooms & Sun room
- Presented in excellent order throughout
- Situated close to the centre of the Village
- Offered with No Forward Chain
- Boasts a Sun Lounge & handy Utility room



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The village of Stoke Gabriel has a real community feel to it. Situated on a quiet creek off the River Dart it has its own shops, schooling, public houses and the popular Mill Pool. Stoke Gabriel is located approximately 4 miles from the bustling medieval market town of Totnes and also just over 4 miles from the popular town of Paignton with its beautiful coastal walks. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park a few miles to the north and stunning beaches and coastline a few miles to the south.

### Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

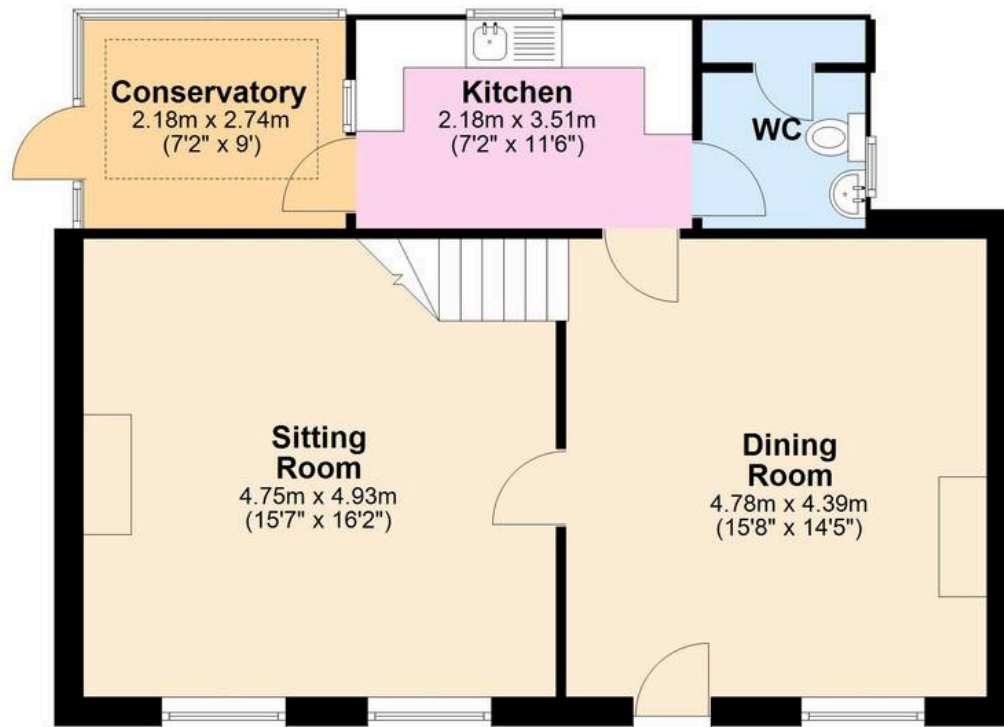
[paignton@movewithabsolute.co.uk](mailto:paignton@movewithabsolute.co.uk)

<http://www.movewithabsolute.co.uk>



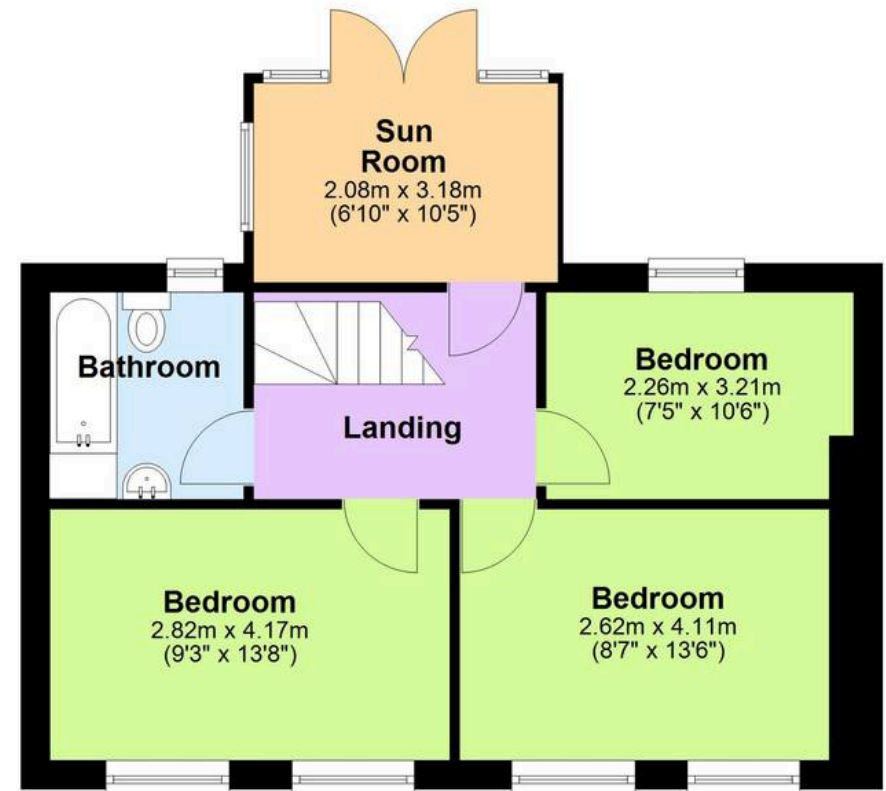
### Ground Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



### First Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



Total area: approx. 112.4 sq. metres (1210.4 sq. feet)