



29 Barn Park, Stoke Gabriel

Totnes

£325,000

ABSOLUTE



## 29 Barn Park

Stoke Gabriel, Totnes

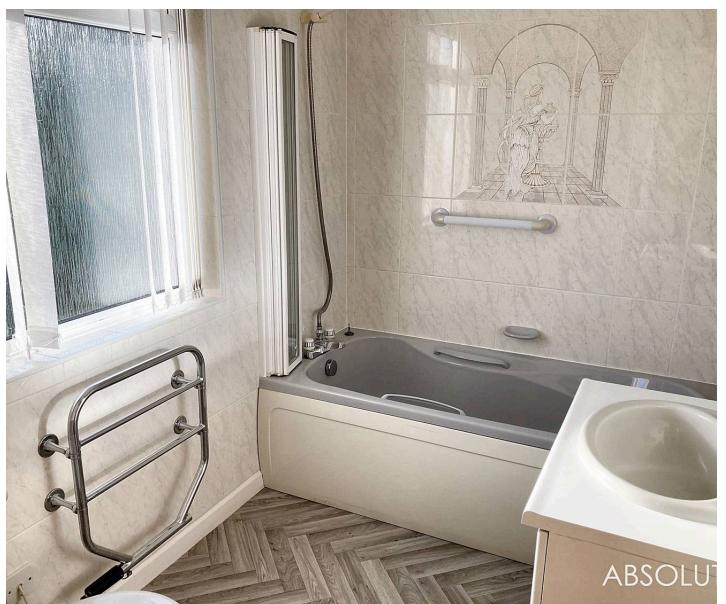
Attractive 2-bed semi-detached home in a sought-after village. No chain. Original features, scope to update. Near school, shops, cafes, pubs. Potential for parking. First time available in 60+ years. Property is subject to a Devon Rule. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Generous two bedroom Village home
- Offered with No Forward Chain
- Southerly facing level rear garden
- First time to market in over 60 years
- Now in need of updating
- Popular location with access to village shop, cafe's and pubs
- Within catchment for Village School
- Potential for parking subject to usual consents



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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

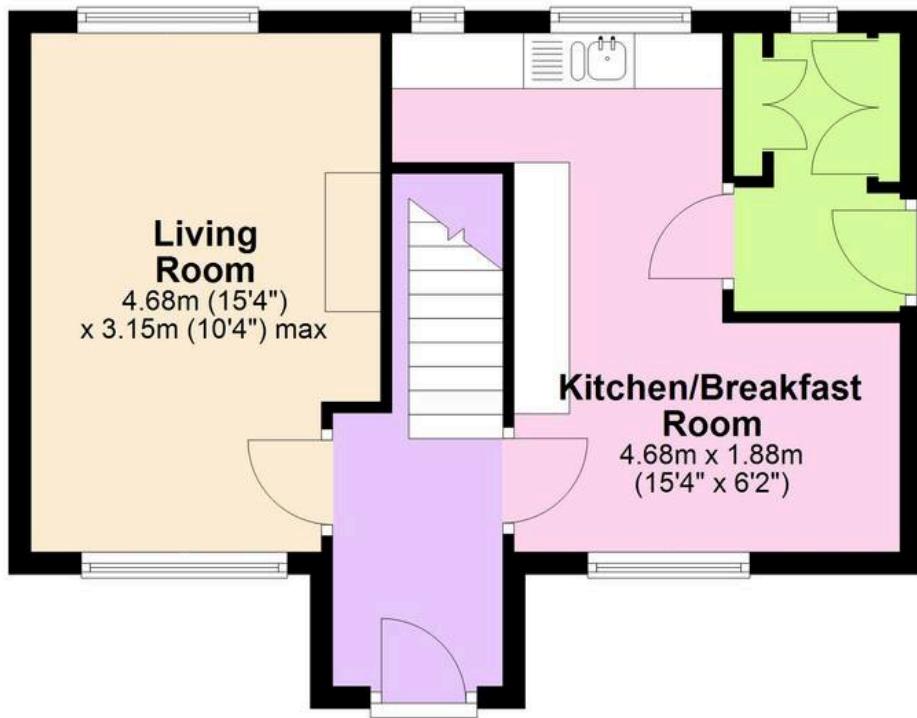
[paignton@movewithabsolute.co.uk](mailto:paignton@movewithabsolute.co.uk)

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



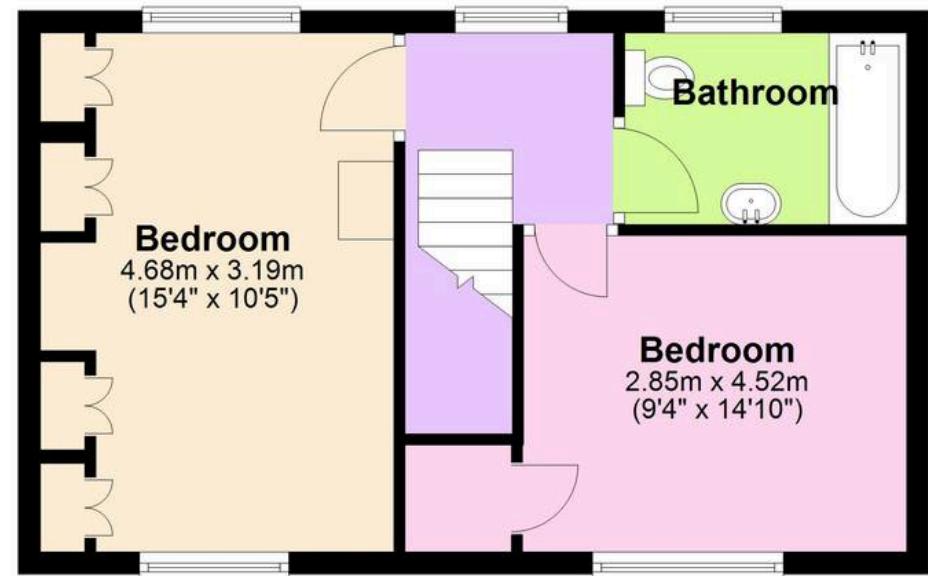
## Ground Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



## First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



Total area: approx. 75.0 sq. metres (807.0 sq. feet)