



stags.co.uk

01803 865454 | totnes@stags.co.uk

44 Follaton  
Plymouth Road, Totnes, TQ9 5ND

A detached and spacious three bedroom bungalow with parking and gardens.

Totnes 1 mile    Ashburton 8 miles    Exeter 25 miles

- Newly fitted kitchen • Three good sized reception rooms • Three bedrooms
- Two bathrooms • Mature gardens • Parking for 4+ vehicles • Flexible accommodation •

**Guide price £330,000**

Cornwall | Devon | Somerset | Dorset | London

## SITUATION

44 Follaton is located on the fringes of Totnes enjoying some country views and has been recently extended.

The town is one of Devon's gems, full of colour and character, that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, a supermarket, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

## DESCRIPTION

This property has been the subject of recent refurbishment and extension which has created a good sized dining room with bay fronted window.

The sitting room has open fireplace and views over the garden and there is a further reception room on

the lower ground floor with double doors opening onto the rear gardens.

The master bedroom is ensuite and a particular feature of the property are the secure and mature gardens with good sized lawn. An internal viewing is highly recommended to appreciate the flexibility of the accommodation and further potential to extend to the right of the bungalow, subject to any necessary planning consents.

## ACCOMMODATION

Bricked archway leading to storm porch into main entrance hallway and door to good sized dining room. Large bay window overlooking the front of the property. Ample space for family dining table and additional storage space.

Modern kitchen with range of wall and base units with acrylic worktop, 4-ring Hotpoint hob, built in oven and space for good sized fridge/freezer, space for dishwasher. Sliding patio door leading to the gardens.

From the hallway, there is a door off to the WC. The sitting room spans the full width of the property with



ample natural light flooding in from the bay window. Open fire with slate hearth and solid wooden surround. Two bedrooms, one overlooking the front of the property and gardens. The second bedroom has rear aspect. Inbetween the two bedrooms is a wet room with Monsoon shower head, fully tiled floor and walls with wash hand basin and WC.

Stairs lead down from the hallway to the lower ground floor and sitting room/snug with roof light and views over the rear gardens. Glazed double doors leading to gravel area and garden beyond, ideal for alfresco dining. Master bedroom with roof light and views over the gardens, ample space for additional wardrobe storage. Ensuite with shower enclosure, wash hand basin and WC. Built in cupboard with gas combi boiler, plumbing for washing machine and tumble dryer.

### OUTSIDE

Access via a large wooden shed to the right of the property. Gently sloping gardens with mature herbaceous borders and large fruit tree. Summerhouse with further space for the green fingered to enjoy. Ample space for entertaining and steps lead down from the kitchen.

The garden enjoys seclusion with hedging and is set back from the road.

### SERVICES

Mains electricity, gas, drainage and water.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

### VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

### DIRECTIONS

From Totnes take the by-pass at the traffic lights on Kingsbridge Hill turn right into Plymouth Road. Proceed along this road going past the first entrance South Hams District Council's offices at Follaton House 44 Follaton can be found a short distance on your right. There is driveway parking for 4 cars.



## 44 Follaton, Plymouth Road, Totnes



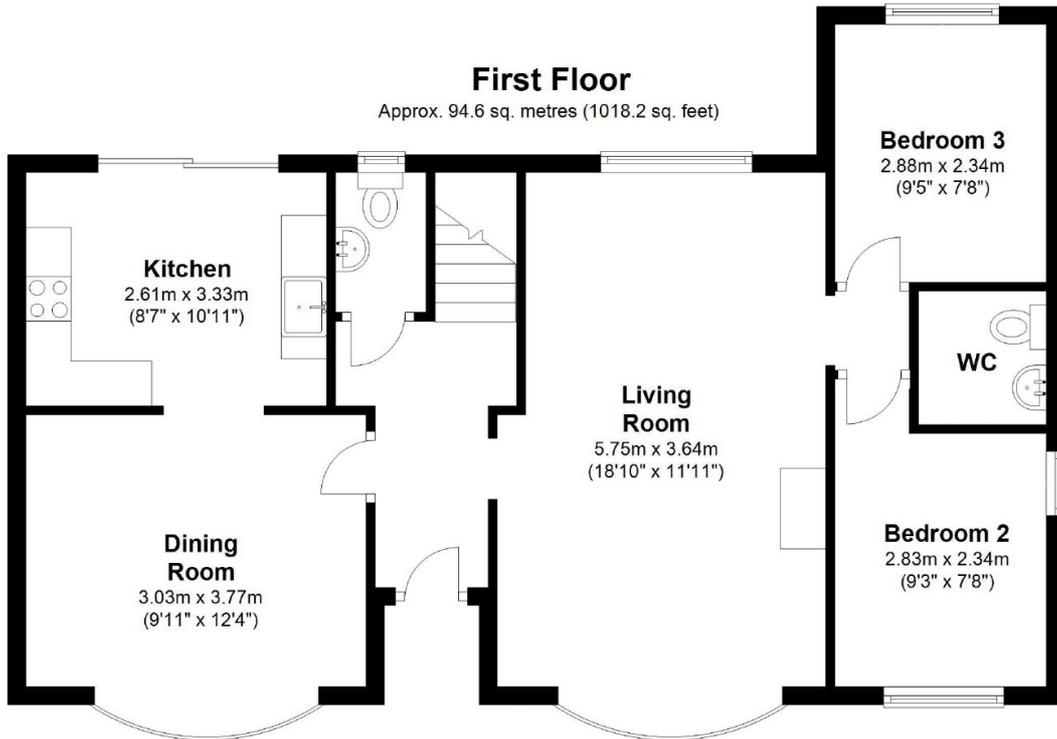
### Lower Ground Floor

Approx. 26.5 sq. metres (285.6 sq. feet)



### First Floor

Approx. 94.6 sq. metres (1018.2 sq. feet)



Total area: approx. 121.1 sq. metres (1303.8 sq. feet)



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
 Tel: 01803 865454  
 Email: totnes@stags.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		52	77
		EU Directive 2002/91/EC	