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14 Follaton

14 Follaton, Plymouth Road, Totnes, TQ9 5NB



A38: 5 miles | Plymouth: 24 miles | Exeter: 29 miles

A substantial three-bedroom home with versatile lower-ground-floor accommodation, generous gardens and countryside views, within easy reach of Totnes town centre

- No onward chain
- Substantial home of approx 2,003 sq ft
- Generous rear garden
- Well placed for schools and Totnes town
- Attractive South Hams countryside outlook
- Flexible lower-ground-floor accommodation
- Detached store and off-road parking
- Excellent scope to update and personalise
- Freehold
- Council tax band E

Offers In Excess Of  
£450,000

### SITUATION

14 Follaton is well placed for family life, combining ready access to schools, everyday amenities and open countryside with the cultural attractions of Totnes. The town offers a choice of primary education, including The Grove School and Totnes St John's Church of England Primary School, while secondary and sixth-form education is available at King Edward VI Community College.

Totnes has a thriving and welcoming community, with independent shops, cafés, restaurants, a weekly market and a broad range of recreational and leisure opportunities. The surrounding South Hams countryside offers excellent scope for walking, cycling and family days out, while the beaches, estuaries and coastal villages of South Devon are also within easy reach.

For commuters and older children travelling independently, Totnes railway station provides useful regional and wider connections, while the town is well positioned for access to Newton Abbot, Exeter and Plymouth.

### DESCRIPTION

Offering generous proportions, flexible ancillary space and a substantial garden, 14 Follaton presents an appealing opportunity to create a comfortable family home in a well-connected Totnes setting.

The property provides approximately 2,003 sq ft of accommodation, together with a detached store of approximately 154 sq ft. The principal rooms are well proportioned and benefit from good levels of natural light, with several retaining attractive period-style details including bay windows, exposed beams and panelled ceilings.

The lower-ground floor adds considerable versatility, providing space suitable for home working, hobbies, storage or other ancillary uses. The house would now benefit from a programme of updating, allowing an incoming purchaser to tailor the accommodation to individual requirements.

### ACCOMMODATION

The front door opens into the entrance hall, with stairs rising to the first floor and doors leading to the principal reception rooms. The sitting room is a spacious, dual-aspect room with a fireplace and views towards the garden.

Across the hall, the dining room features a broad bay window and connects directly with the kitchen/dining room. The kitchen/dining room extends across the rear of the house and is fitted with a range of wall and base units, work surfaces

and an integrated oven and hob. There is ample room for informal dining, together with direct access to the garden. An adjoining utility room provides further practical space.

On the lower-ground floor, an office offers excellent potential for those working from home. There is also a bathroom, boiler room and two useful storage rooms.

The first-floor landing serves three double bedrooms. Bedroom one is a particularly generous room and has the benefit of an en suite bathroom. Bedroom two features an attractive bay window, while bedroom three overlooks the rear. A separate family bathroom completes the accommodation.

### OUTSIDE

The property is approached from Plymouth Road onto a private driveway, providing off-road parking immediately in front of the house.

Established planting and mature trees provide a pleasing degree of screening around the property. To the rear is a particularly generous garden, principally laid to lawn and extending away from the house towards a detached storage building. A pathway runs through the garden, with established shrubs and trees positioned along the boundaries.

The size of the garden provides considerable scope for landscaping, productive gardening and outdoor recreation. From the upper part of the property there are attractive views towards the surrounding countryside.

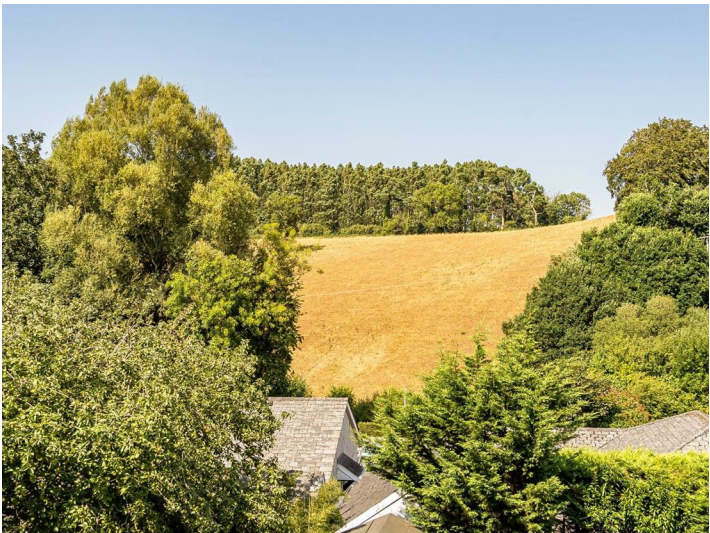
### SERVICES

All mains services are connected. Gas-fired central heating.

According to Ofcom, ultrafast broadband with speeds of up to 1,800 Mbps and predicts mobile coverage to be okay with EE and poor with O2, Three and Vodafone.

### DIRECTIONS

From our Totnes office proceed along Coronation Road to the roundabout, continuing straight across with Morrisons petrol station on your left. At the next set of traffic lights turn left onto the A381 towards Kingsbridge and Dartmouth, then take the next right onto Plymouth Road. Continue along this road where the property will be found after a short distance on your right.





| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         | 80        |
| (81-91) <b>B</b>                            |  | 69      |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-40) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |

**England & Wales**

EU Directive 2002/91/EC

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