

1 Follaton Bungalows

1 Follaton Bungalows, Plymouth Road, Totnes, TQ9 5LZ







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

A beautifully presented detached bungalow with landscaped gardens, garage and driveway parking, enjoying a convenient yet tucked-away position close to Totnes

- Detached two bedroom bungalow
- Well presented throughout with character features
- Triple aspect sitting room with fireplace
- Open plan kitchen and dining room
- Landscaped rear garden with patio
- Garage and driveway parking
- Convenient access to Totnes town centre
- Attractive outlook and private setting
- Freehold
- Council tax band C

Offers Over £400,000

SITUATION

The property is situated on the edge of the thriving market town of Totnes, one of South Devon's most characterful and sought-after locations. Totnes offers a wide range of independent shops, cafés and galleries, alongside excellent everyday amenities including schools, a hospital and mainline railway station with direct services to London Paddington.

The area is renowned for its rich cultural heritage, vibrant community and access to scenic countryside and riverside walks along the Dart. The A38 Devon Expressway lies approximately 6 miles distant, providing swift connections to Exeter, Plymouth and beyond.

DESCRIPTION

Enjoying a delightful setting with mature gardens and a pleasing outlook, this attractive detached bungalow offers a wonderful balance of comfort, character and practicality, ideal for those seeking single-storey living in a highly regarded South Devon location.

The property is well presented throughout, with light and airy accommodation enhanced by a number of character features including fireplaces, wooden flooring and generous windows. The open plan kitchen and dining space provides an excellent hub for everyday living, while the principal reception room enjoys a triple aspect and a particularly pleasant outlook over the gardens.

Outside, the landscaped gardens create a peaceful and private environment, complemented by a garage and driveway parking.

ACCOMMODATION

A driveway leads to the front entrance, opening into a central hallway with doors to all principal rooms. The sitting room is positioned to the front of the property and benefits from a triple aspect, wooden flooring and an open fireplace, creating a bright and welcoming living space. The kitchen/dining room lies to the rear and is arranged in an open plan style, fitted with a range of wall and base units, with space for appliances and ample room for a dining table. Windows and doors provide access to and views over the rear garden.

There are two double bedrooms, both situated to the front of the property, each enjoying wooden flooring, built-in wardrobes and attractive natural light. The accommodation is completed by a family bathroom fitted with a bath with shower over, wash hand basin and WC.

OUTSIDE

The property is approached via a driveway providing parking for two vehicles and access to the garage. To the front, a gently sloping garden is planted with mature trees and shrubs, creating an attractive approach to the property.

The rear garden is a particular feature, being thoughtfully landscaped with a patio area adjoining the property, ideal for outdoor dining. Steps rise to a lawned garden bordered by mature shrubs and trees, offering a high degree of privacy and a pleasant outlook.

SERVICES

Mains water, drainage, electricity and gas. Gas central heating.

According to Ofcom, broadband services are available with speeds of up to 2000 Mbps download and upload (Ultrafast), alongside Superfast services of up to 80 Mbps download and 20 Mbps upload, and Standard services of approximately 13 Mbps download and 1 Mbps upload.

Ofcom indicates mobile coverage as good outdoors with variable indoor service for EE and Three, good outdoor coverage for O2, and variable outdoor coverage for Vodafone.

DIRECTIONS

From Totnes, proceed along Plymouth Road heading towards the A38. Continue for approximately 1 mile, where the entrance to Follaton Bungalows will be found on the left-hand side. Number 1 is located within the development and will be identified by a Stags for sale board.











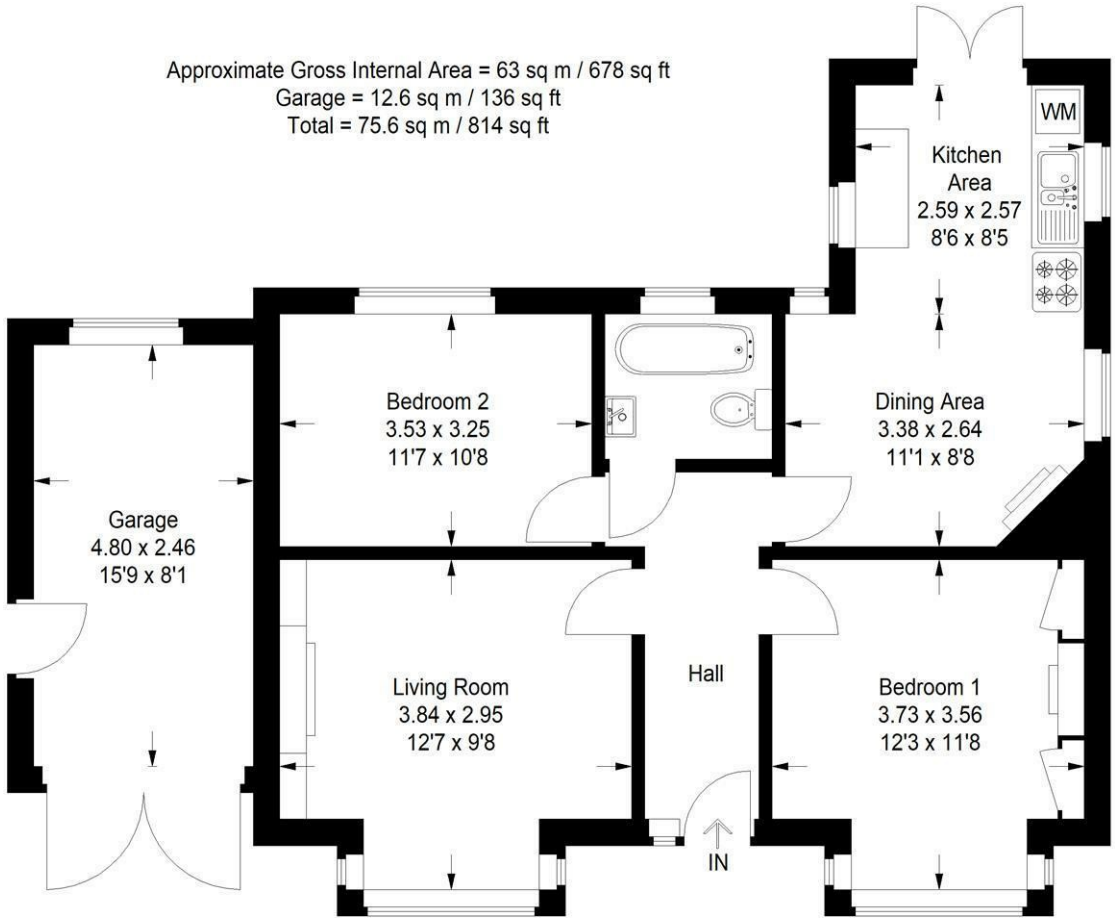
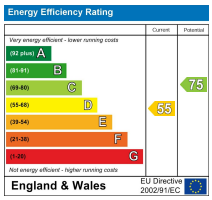


Illustration for identification purposes only, measurements are approximate, not to scale.
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