



Luscombe Maye
Since 1873

Follaton Rise, Totnes

Guide Price £550,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this beautifully presented three storey, four bedroom family home situated in an elevated position enjoying far reaching countryside views.

Stepping into the property, the entrance hall benefits from under stairs storage, downstairs WC and leads into the garage that has a shed unit and large utility/storage room. There is also a downstairs double bedroom available.

On the first floor, the accommodation comprises three double bedrooms and family bathroom. The master bedroom benefits from an east facing Juliet balcony, floor to ceiling wardrobes and ensuite bathroom fitted with shower, WC and hand basin. The further two double bedrooms are light and airy with bedroom two enjoying double doors onto the garden. The family bathroom is fitted with WC, hand basin and bath with shower above.

Ascending the stairs, the second floor houses the impressive and spacious open plan living/ kitchen/diner. The kitchen comprises of double electric oven, hob, microwave, dishwasher, fridge/freezer and sink. The dining area has ample space for a large family dining set with Juliet balcony and views towards Dartmoor. The living space is complemented by tall ceilings throughout, central woodburner and balcony where you can enjoy the morning sun. The second floor is considered the perfect family or socialising room with dual aspect windows, fantastic views and access into the garden.

At the front of the property, there is driveway parking available and side steps leading to the rear garden that enjoys countryside views towards Dartmoor, with a patio area and lawn surrounded with flowers and mature shrubs.



33 Follaton Rise, TOTNES, TQ9 5FX

Approximate Gross Internal Floor Area = 114.7 sq m / 1235 sq ft

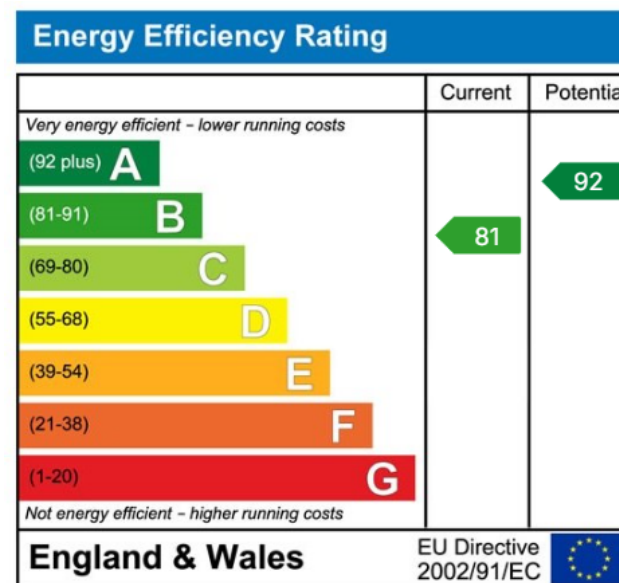
Garage Area = 18.8 sq m / 203 sq ft

Total Area = 133.5 sq m / 1438 sq ft



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

- Semi-Detached Home
- Four Double Bedrooms
- Desirable Position on Attractive Development
- Flexible Living
- Master Bedroom with Ensuite
- Driveway & Garage
- Far Reaching Views & Community Orchard
- Low Maintenance Garden
- Beautifully Presented Throughout
- EPC B



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com