



Luscombe Maye
Since 1873

Punchards Down, Totnes

Guide Price £250,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this well-presented two-bedroom bungalow, ideally situated in the sought-after Follaton area, within walking distance of Totnes High Street and enjoying attractive rural outlooks.

The property offers bright and well-proportioned accommodation, featuring a spacious living room with a newly fitted kitchen completed to a modern standard, providing contemporary worktops, appliance space and ample storage. There are two comfortable bedrooms, with the main bedroom opening onto the rear garden. While the accommodation is served by a well-appointed bathroom comprising a WC, wash basin and shower, there is also an additional toilet in the second bedroom.

The rear garden benefits from a small patio area, ideal for al fresco dining, leading on to a generous tiered garden that provides excellent space with potential for a vegetable patch, or creating a level lawned area, for outdoor activities, with excellent views of the nearby hillside. The property further benefits from a single garage. Side access adds further convenience.

Occupying an appealing plot, this home presents an excellent opportunity for buyers seeking a property ready to enjoy, with further potential to enhance or extend both on the ground level, due to it's corner position, or into the spacious loft space, subject to the necessary planning permissions.

DIRECTIONS

What3Words - derailed.decorator.massaging

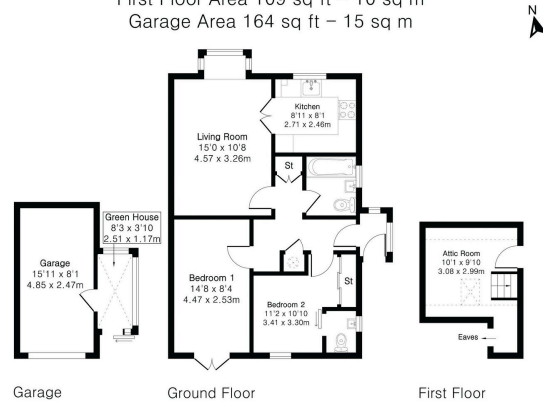


**Approximate Gross Internal Area 739 sq ft - 69 sq m
(Excluding Garage)**

Ground Floor Area 630 sq ft – 59 sq m

First Floor Area 109 sq ft – 10 sq m

Garage Area 164 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Two-Bedroom Bungalow
- Single Garage
- Semi-Detached
- Enclosed Rear Garden
- Side Access to Single Garage
- Corner Position
- Recently Renovated Kitchen
- No Forward Chain



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	