



Luscombe Maye  
Since 1873

**Furze Road, Totnes**  
Guide Price £325,000

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## DESCRIPTION

Luscombe Maye are pleased to offer this well-presented three-bedroom terraced home, providing spacious and versatile accommodation over two floors. Ideal for first-time buyers, families, or investors, the property enjoys a convenient location close to local amenities and schools.

The accommodation comprises an entrance hallway with built-in storage and a ground floor WC, a bright and comfortable living room, and a well-equipped kitchen/dining room offering ample storage, workspace, and room for family dining. Upstairs are three generous double bedrooms, all benefiting from good natural light, together with a modern family bathroom fitted with a bath and shower over, WC, and wash hand basin.

Outside, the enclosed rear garden provides a private space for entertaining, dining, or relaxing. The property also enjoys easy access to a children's play park, local convenience store, and pleasant walks into Totnes town centre.

Please note this property is subject to a Section 157 Restriction (Devon Rule). Prospective purchasers must satisfy the relevant eligibility criteria.

## DIRECTIONS

What3Words - twitching.fabric.alien



Approximate Gross Internal Area 986 sq ft - 92 sq m  
Ground Floor Area 493 sq ft - 46 sq m  
First Floor Area 493 sq ft - 46 sq m

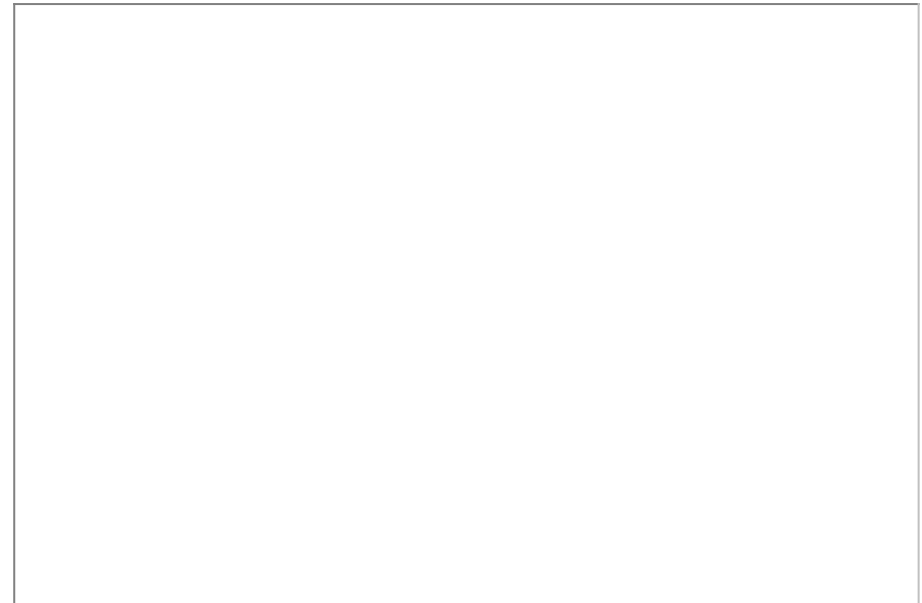


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



Use the QR code for further "Material Information" about this home

- No Forward Chain
- Three Bedroom Terrace Property
- Private Rear Garden
- Spacious Kitchen/Diner
- Upstairs Family Bathroom
- Devon Rule
- On Street Parking
- Downstairs WC
- Light & Airy Living Room
- Local Playpark, Shop & Schools Nearby



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