



- ✔ A well presented detached 1930's bungalow situated on the edge of Totnes
- ✔ Entrance hall
- ✔ Lounge with wood burning stove
- ✔ Well fitted kitchen/dining room
- ✔ Two double bedrooms
- ✔ Family bathroom
- ✔ Enclosed rear garden
- ✔ Off road parking for a number of vehicles
- ✔ Detached single garage with power and light connected
- ✔ Offered for sale with no onward chain



A door at the front of the property opens into the entrance hall and from here there are doors to the lounge, two bedrooms, utility cupboard and the family bathroom and an opening to the kitchen/dining room. The lounge is a comfortable room with fitted wood burning stove and double glazed bay window to the front of the property. The kitchen is well fitted with a range of wall and base level units, 4 ring gas hob, built in double oven, integrated fridge freezer and large single draining stainless steel sink. There is space for dining table and chairs and a double glazed window and double glazed French doors open to the rear garden. Bedroom one is a good sized double room with a double glazed bay window to the front of the property. Bedroom two, a double bedroom, has a double glazed window overlooking the rear gardens. The utility cupboard houses the gas fired boiler and has space and plumbing for washing machine. The family bathroom has slate effect tiled flooring, part tiling to walls and is fitted with suite comprising P-shaped panelled bath with glazed shower screen and shower over, wash hand basin set into vanity unit with cupboard under and low level WC. There is an obscured double glazed window and heated towel rail/radiator.



Outside of the property and to the front there is a gravelled area providing ample off road parking and driveway leading to the detached single garage which has an up and over door and power and light connected. The garden to the rear is enclosed by mature hedging and timber fencing and is mainly laid to lawn. There is also a raised deck which provides access to the kitchen/dining room.

50 Follaton is freehold and connected to all mains services with gas fired central heating.

Council Tax band: C - South Hams District Council.

For more information or to make an appointment to view, please contact the office on 01803 866336

*Our View "A well presented detached home on the edge of Totnes"*

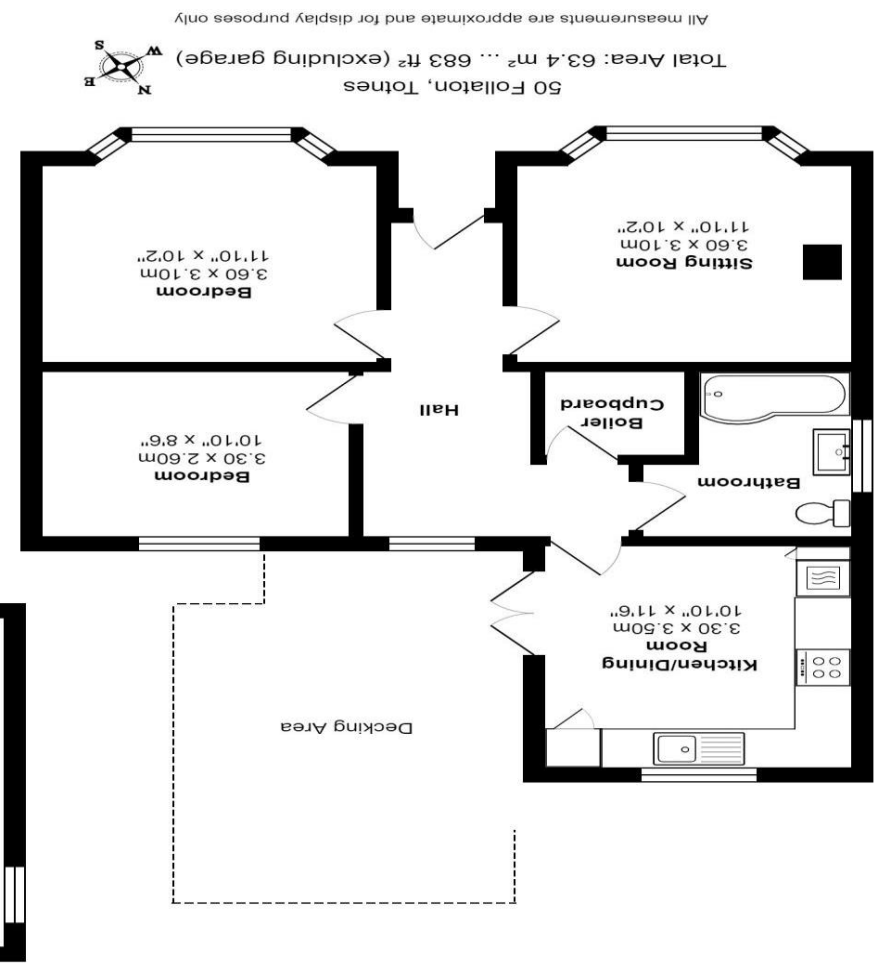


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G		

**Energy Efficiency Rating**



**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



**50 Follaton, Plymouth Road, Totnes, Devon, TQ9 5ND**  
 Ref: DW002526  
**01803 866336**  
 Guide Price £400,000  
 woodshomes.co.uk