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28 Follaton

28 Follaton, Plymouth Road, Totnes, Devon, TQ9 5ND



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

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## Charming semi-detached home with spacious garden, moments from Totnes town centre

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- Prime location near Totnes town centre
- Spacious four-bedroom home
- Large open plan kitchen/dining room
- Versatile accommodation
- Generous garden with mature trees
- Versatile outbuilding for multiple uses
- Convenient driveway with ample parking
- Proximity to schools and transport links
- Freehold
- Council tax band E

Guide Price £625,000

### SITUATION

Located a short distance away Totnes town centre, a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 5 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes. The property is situated within easy walking distance of shop, cafes, restaurants and the River Dart.

### DESCRIPTION

28 Follaton is a delightful semi-detached house. This beautifully presented property boasts four bedrooms, two sitting rooms, three newly fitted bathrooms and a generously sized kitchen/dining room. With its picturesque garden, versatile outbuilding, and proximity to local amenities, schools, and transport links, this home is perfect for families and those seeking a tranquil yet convenient lifestyle.

### ACCOMMODATION

Upon entering the house, you are greeted by a spacious kitchen and dining room, featuring ample countertop space and direct access to the lush garden. The ground floor also offers a stunning double aspect sitting room, characterised by its expansive bay window, wood burner and abundance of natural light. The reception room is a versatile space that could be used for hobbies, dining or potentially an additional bedroom / annexe accommodation with its own separate access. A convenient downstairs shower room and a utility room completes the ground floor.

On the first floor, you will find four well-proportioned bedrooms. The spacious

master bedroom with an en-suite bathroom offers lovely rear views. The second and third bedrooms, both spacious and bright, share access to a family bathroom. The fourth bedroom, ideal for use as a guest room or home office, offers additional flexibility.

### OUTSIDE

The property's exterior is equally impressive, with a beautiful garden that provides an idyllic setting for outdoor relaxation and entertaining. The garden includes a well-sized lawn, mature trees, and shrubs, ensuring privacy and a serene atmosphere.

Additionally, the versatile outbuilding, complete with power, offers potential for use as a workshop, studio, or additional storage space.

The front of the house features a convenient driveway, providing ample off-street parking for multiple vehicles.

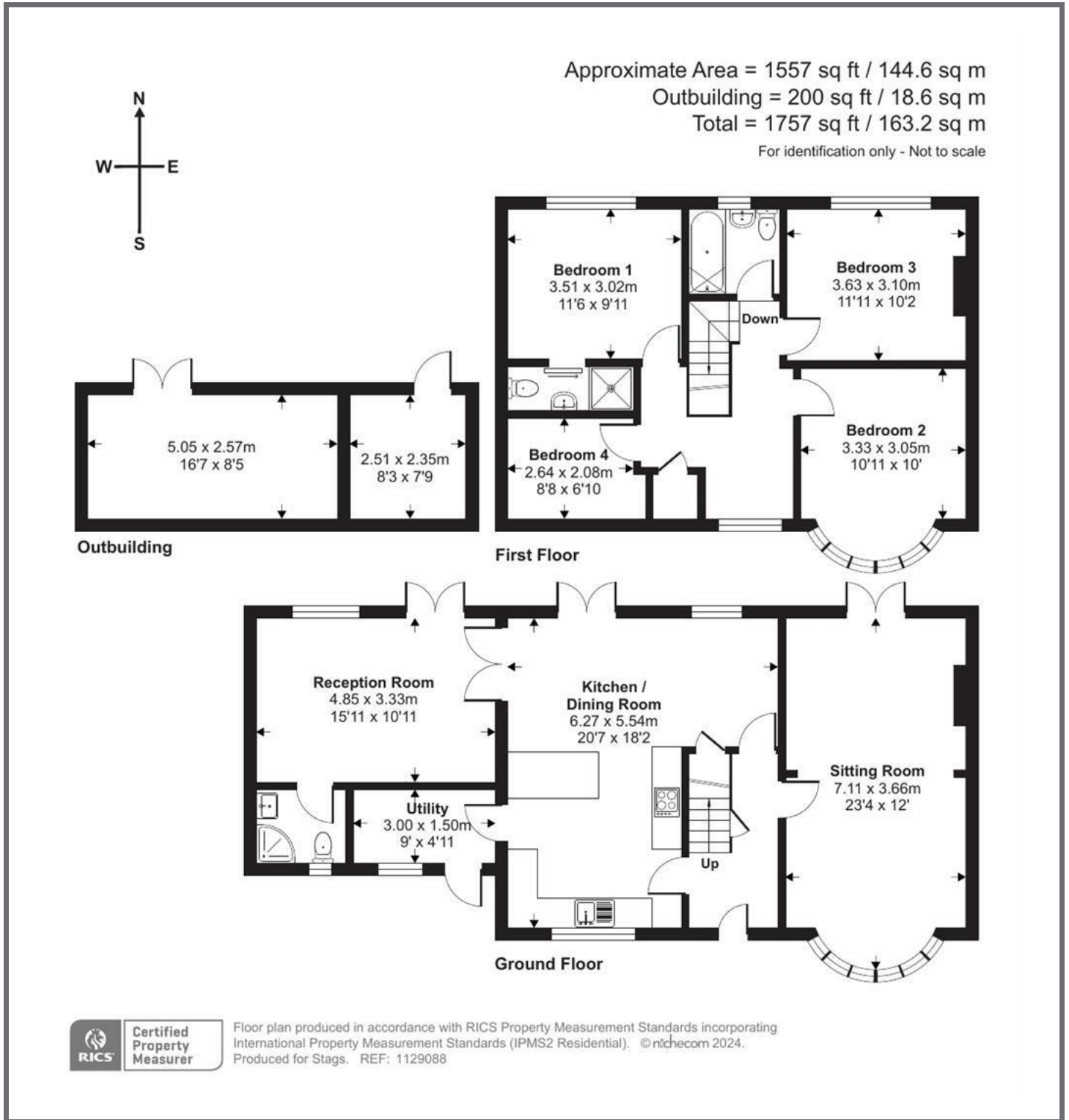
### SERVICES

All mains services connected. Gas fired central heating.

### DIRECTIONS

From our Totnes office follow Coronation Road to the roundabout, cross the roundabout with Morrisons petrol station on your left and at the next set of traffic lights turn left towards Kingsbridge and Dartmouth the A381. At the next lights turn right onto Plymouth Road where the property can be found after a short while on your right.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			84
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2020/9/1/EC	

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