



79 Punchards Down



Train station 1 mile; Dartmouth 10 miles;
Plymouth 23 miles; Exeter 26 miles;

Attractive two-bedroom semi-detached home with two reception rooms, garden, in a peaceful position on the edge of Totnes

- No onward chain
- Well-presented semi-detached home
- Two double bedrooms
- Two reception rooms
- Generous garden with seating areas
- Quiet residential location
- Walking distance to Totnes town centre
- Easy access to major transport links
- Freehold
- Council tax band C

Offers Over £270,000

SITUATION

Situated on a no-through road located in Follaton on the outskirts of Totnes, a bustling market town full of interest and with a range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character, that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, a supermarket, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon Expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

An appealing and well-arranged two-bedroom home offering bright, flexible living space, a generous garden and a peaceful setting in Follaton, on the outskirts of Totnes. With two separate reception rooms, a stylish kitchen, modern shower room and a beautifully landscaped rear garden, this is an ideal home for buyers seeking a comfortable and well-connected property within walking distance of the town's amenities, schools and transport links.

ACCOMMODATION

The property is entered via a stepped pathway leading to the front door, which opens into a welcoming hallway with stairs rising to the first floor and a useful cloakroom/WC. To the front of the house is a bright and well-proportioned sitting room, with a large picture window that draws in natural light and wood-effect flooring that continues through much of the ground floor.

To the rear, the kitchen is fitted with a range of base and wall units, timber-effect worktops, a freestanding cooker, and space for appliances. A glazed door leads directly out to the garden, while a separate dining room sits just off the kitchen. This dedicated dining space provides

the perfect setting for everyday meals or entertaining and could equally serve as a home office or snug.

Upstairs, the landing leads to two spacious double bedrooms, both with dormer windows that create charming, light-filled spaces. The bedrooms are served by a stylish, modern shower room, which has been fitted with a corner shower cubicle, WC and wash basin, with tiled walls and a heated towel rail.

OUTSIDE

The front garden is laid to lawn with mature shrubs and borders, with steps rising to the front door.

The rear garden offers an excellent opportunity for further improvement and is currently arranged in a combination of areas, including a timber deck directly outside the kitchen—a great space for sitting or dining. There is a section of paved patio as well as a small lawn, all bordered by a variety of mature shrubs and trees. A pedestrian gate at the side of the property provides access from the garden to the front of the house. A timber garden shed is tucked away for useful storage.

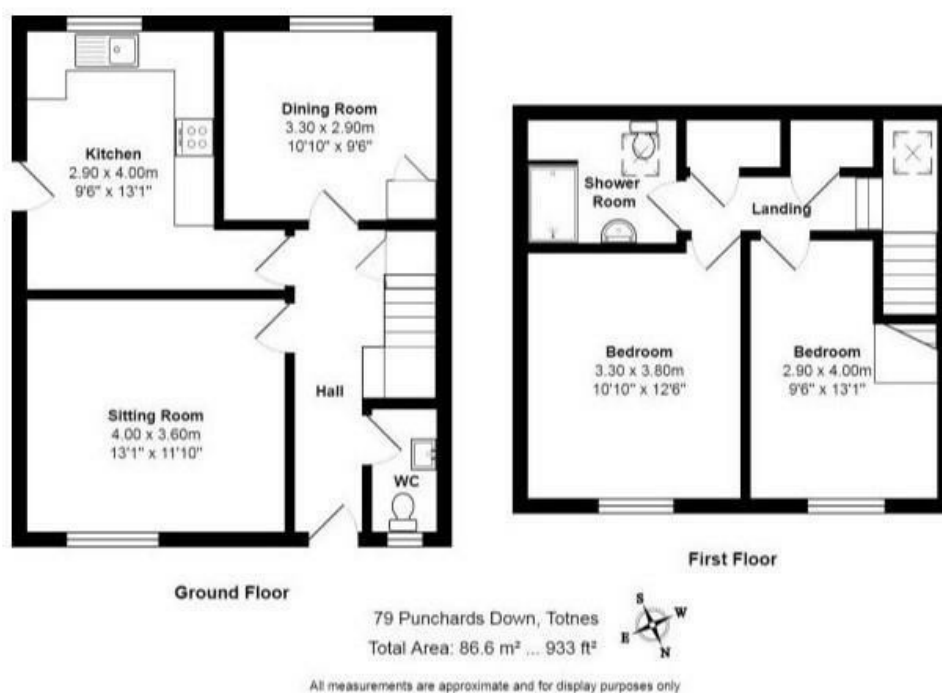
SERVICES

All mains services connected. Gas fired central heating. Superfast broadband and likely mobile coverage available.

DIRECTIONS

From the Totnes office, proceed towards the Morrison's roundabout, go straight over and proceed to the traffic lights, taking the first left signed Kingsbridge/Plymouth. Continue along this road to the next set of traffic lights and turn right onto Plymouth Road. Continue along this road, taking the 6th turning on the right into Punchards Down. Continue along Punchards Down where the property can be found on the left.





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

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