





Luscombe Maye are delighted to bring to market this immaculately presented three bedroom semi-detached property situated in Totnes.

## Follaton

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### 32 Plymouth Road, Totnes TQ9 5ND

This early 1900s home is positioned to have countryside views and landscaped garden with the addition of a workshop, garage and driveway parking. The living room is complimented by period features such as bay window and original picture rails. The kitchen comprises matching floor to wall units with space for gas oven and fridge freezer, as well as great sized larger cupboard. There is also a downstairs toilet and external door to the garden. The separate formal dining room is light and airy and complimented by far reaching views, this room could also be utilised as a secondary living/games room. The master bedroom is generous in size and benefits from views towards Follaton Arboretum. The second bedroom enjoys beautiful views with a large window allowing for natural light to fill the room. The single bedroom could be used as a home study or hobby room. The family bathroom, fitted with shower, WC and sink completes the upstairs accommodation.

59 Fore Street, Totnes, Devon, TQ9 5NJ

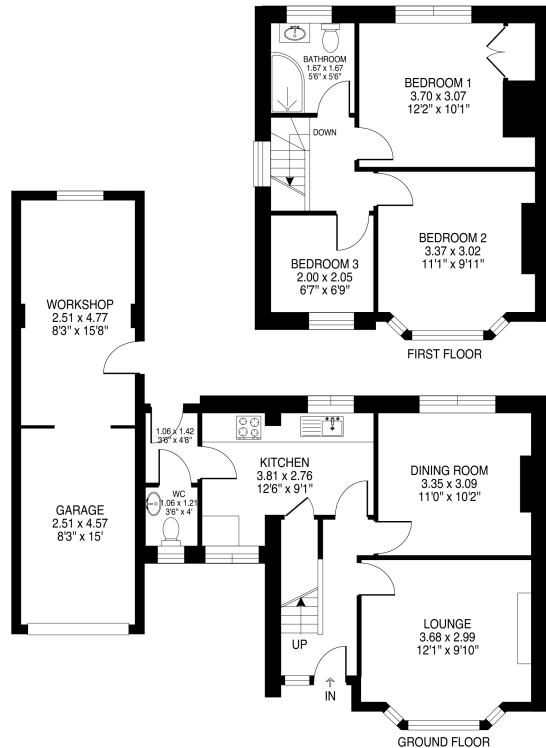
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**SERVICES:** Mains electric ,water and drainage. Gas central heating.

**COUNCIL TAX & LOCAL AUTHORITY:** South Hams District Council, Follaton House, Plymouth Road, Salcombe TQ9 5NE. Tel: 01803 861234. Band D.

**TENURE:** Freehold

**PARKING:** Driveway parking and single garage

**MOBILE SIGNAL:** Please check the Ofcom website.

**CONSTRUCTION:** Believed to be of standard construction.

**DIRECTIONS:** What3words: oiled.plotter.achieving

