



Luscombe Maye

Since 1873

Follaton Rise, Totnes

£500,000

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DESCRIPTION Luscombe Maye are delighted to bring to market this beautifully presented three bedroom family home situated in an elevated position enjoying far reaching countryside views. Entering the property, the first-floor landing has stairs down to the ground-floor living space and also stairs up to further bedrooms upstairs. A large walk-in cupboard provides plenty of space for coats and shoes. On the ground floor, the open-plan living/dining/kitchen space is light and airy with two sets of French doors leading to the garden. The kitchen includes a double electric oven, four-ring gas hob, integrated fridge/freezer and dishwasher with a double sink situated at the breakfast bar. The spacious dining area links to the living room which offers plenty of space for entertaining. A utility room with worktop units, a sink and space for a washing machine, and a separate WC complete the ground floor. The first floor accommodates the master bedroom, which is generous in size with an attached walk-in wardrobe and an en-suite bathroom. There's a Juliet balcony which offers beautiful countryside views. The contemporary en-suite bathroom has a WC, hand basin and bath with a shower above. Going up the stairs further, there's the top floor with two further large double bedrooms, both serviced by a Jack and Jill en-suite bathroom. The bathroom is fitted with a shower unit, WC and hand basin. One bedroom also features a Juliet balcony, while both rooms offer views to the countryside. At the front, there is driveway parking for one car, which leads to the integral garage. The garage could host a car and is a great storage space. There may be potential to convert (part of) the garage STPP. The enclosed rear garden enjoys beautiful countryside views, with a patio area and lawn surrounded with flowers and mature shrubs.

FURTHER INFORMATION To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/ENnC8oYgnwH676X2DapZdB/view>) . Alternatively, you can contact our team for this information.

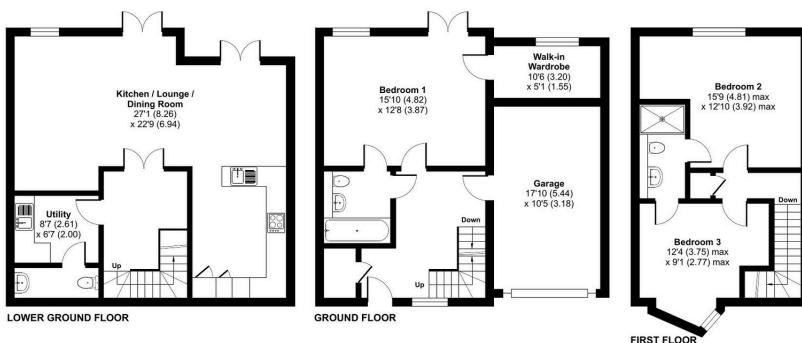
DIRECTIONS What3Words - whistle.gross.tiredness





Follaton Rise, Totnes, TQ9

Approximate Area = 1528 sq ft / 141.9 sq m
 Outbuilding = 186 sq ft / 17.2 sq m
 Total = 1714 sq ft / 159.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichem 2025.
Produced for Luscombe Maye. REF: 1335277

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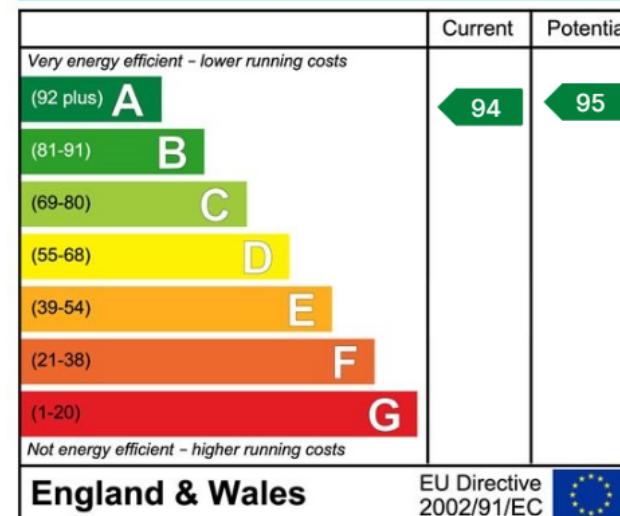
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Use the QR code for further "Material Information" about this home

- Three Storey Family Home
- Three Bedrooms
- Beautifully Presented Throughout
- Utility Room
- Solar Panels
- EPC A
- Far Reaching Countryside Views
- Open Plan Kitchen/Diner/ Living Room
- Enclosed Rear Garden
- Driveway Parking & Garage

Energy Efficiency Rating



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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