



Luscombe Maye

Since 1873



# Follaton Rise, Totnes

£500,000

3 3 1





**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.

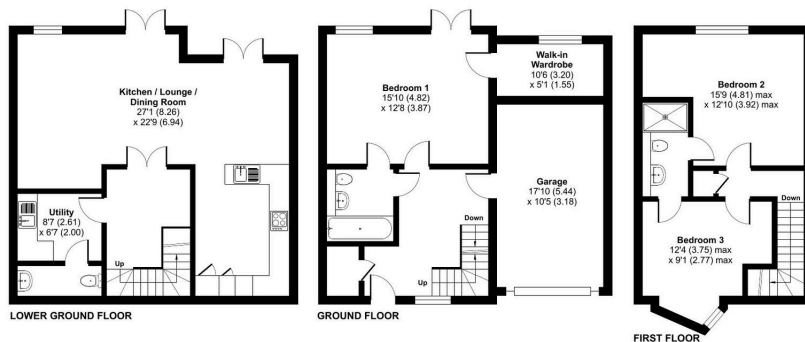
**DIRECTIONS** What3Words - whistle.gross.tiredness





### 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

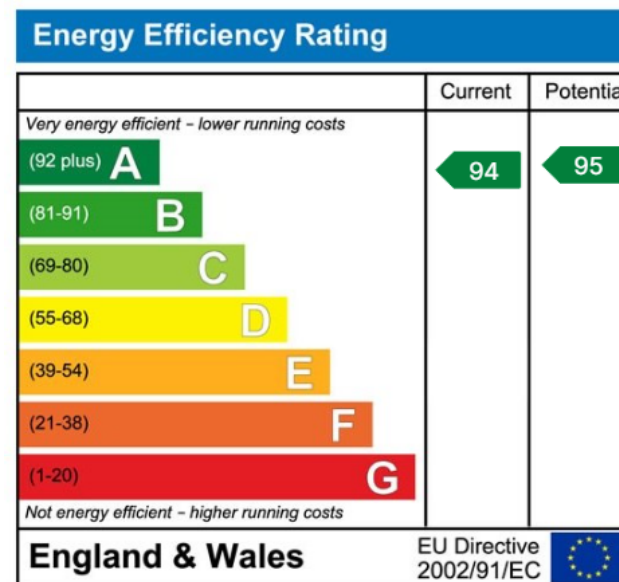


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1336277



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

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



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