



Luscombe Maye

Since 1873

The Copse, Follaton, Totnes

Guide Price £400,000

🛏 3 🚿 2 🚗 1



DESCRIPTION Luscombe Maye are delighted to bring to market this well-presented three bedroom detached bungalow, ideally situated in quiet cul-de-sac in Follaton, within walking distance of local amenities, Totnes High Street and enjoying attractive rural outlooks, with the convenience of bus transport links into Totnes town .Upon entering the property, you are welcomed by the spacious hallway that provides ample room for storage and creates a practical layout for everyday living. The kitchen diner is flooded with natural light from a large window and is generously proportioned with extensive worktop space and ample storage. An additional area within the kitchen comfortably accommodates a dining table, making it perfect for both everyday meals and hosting guests. The lounge is well-proportioned and versatile, ideal for relaxing, entertaining or family life, and benefits from a large bay window that enhances the sense of space with plenty of natural light. The accommodation comprises of two generous double bedrooms, with the principal bedroom benefitting from space for a dressing area, fixed wardrobes and an ensuite fitted with a walk-in shower, hand basin and WC. There is a further versatile single room. The family bathroom is well-proportioned and fitted with a bath with shower above, hand basin and WC. Additionally there is a useful study/guestroom that provides access to the rear garden, offering flexible space to suit a variety of needs. Externally, the rear garden features a decked seating area with a pergola, ideal for creating a shaded area for entertaining or relaxing. A well-maintained lawn is complemented by a pond and raised beds, making it perfectly suited for those with a passion for gardening, with the availability of a greenhouse and garden shed. There is a further substantial decked area that enjoys plenty of daytime sun. Just off from this there is a studio/home office fitted with electricity, offering excellent additional space. The garden also benefits from convenient rear access to the road leading towards Dartington. The charming front garden is arranged over gentle tiers creating a welcoming approach to the home. Raised planting beds are filled and surrounded with a variety of established shrubs and foliage offering a peaceful and thoughtfully designed area. This property also benefits from a parking space and garage fitted with electricity and the opportunity to fit an EV charger if needed.

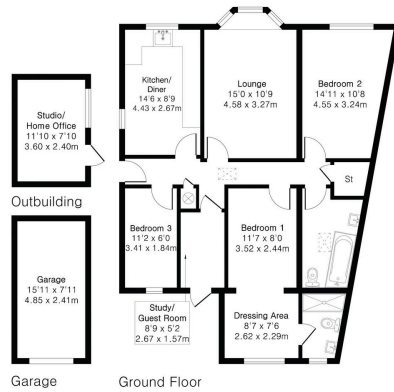


Approximate Gross Internal Area 1194 sq ft - 112 sq m
(Including Garage & Outbuilding)

Ground Floor Area 975 sq ft - 91 sq m

Garage Area 126 sq ft - 12 sq m

Outbuilding Area 93 sq ft - 9 sq m



- Detached Bungalow
- Large Garden
- Tranquil Cul-de-sac
- Walking Distance Into Totnes Town
- Three Bedrooms
- Garage With Electricity and Parking
- Principal Bedroom With En-Suite
- Local Amenities



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



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

