

24 FOLLATON RISE TOTNES




MARCHAND PETIT
COASTAL, TOWN & COUNTRY

24 Follaton Rise

Totnes | Devon | TQ9 5FX

AT A GLANCE

A well-presented three-bedroom contemporary townhouse with flexible accommodation, private garden, parking, solar panels and far-reaching views across Totnes towards Dartmoor.

ACCOMMODATION

The accommodation is arranged over three floors and offers a bright, practical layout. The entrance level provides the principal bedroom, complete with ensuite, dressing room and Juliet balcony, along with internal access to the garage, that provides useful storage and parking, with potential for conversion subject to the necessary consents.

The lower ground floor forms the main living space, with an open-plan kitchen, dining and sitting room opening directly out to the garden. The kitchen is fitted with contemporary units, attractive work surfaces and integrated appliances, while a separate utility room and WC add further practicality.

On the first floor are two further bedrooms, served by a Jack-and-Jill bathroom. Bedroom two enjoys a Juliet balcony with far-reaching countryside views towards Dartmoor, while bedroom three benefits from a full-height feature window.

OUTSIDE

The private enclosed rear garden offers a lawn, patio seating area and established planting, creating an attractive space for outdoor dining and relaxing. To the front, there is a planted garden, driveway parking and access to the garage.

LOCATION

Follaton Rise is positioned on the edge of Totnes, within easy reach of the town's shops, schools, railway station and amenities. The property enjoys an elevated position within the development, with attractive views across the South Devon countryside.

Totnes Office

01803 847979 | totnes@marchandpetit.co.uk

Waterside House, The Plains, Totnes TQ9 5YS



Property Details

Services: Mains electricity, water, and drainage. Gas fired central heating
EPC Rating: Current: A (94) | Potential: A (95)
Council Tax: Band E
Tenure: Freehold
Authority: South Hams District Council

Key Features

- Three-storey contemporary townhouse
- Principal bedroom with ensuite and dressing room
- Open-plan kitchen, dining and living space
- Private rear garden with patio
- Garage, driveway parking and EV charging point
- PV solar panels

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Leaving Totnes on Plymouth Road, turn left beside the South Hams District Offices, followed by an immediate right into Follaton Rise. Follow the road uphill to the top and continue towards the far end of the development. No. 24 will be found part-way along on the right-hand side.

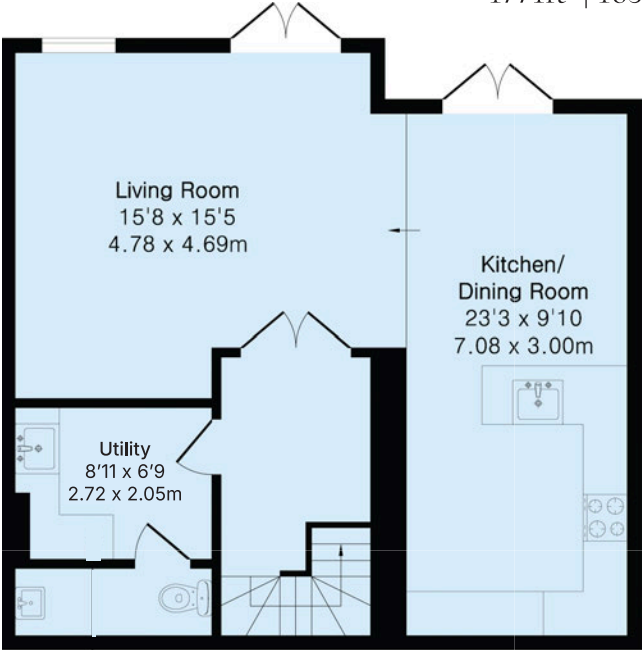
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes Office.
Tel: 01803 847979

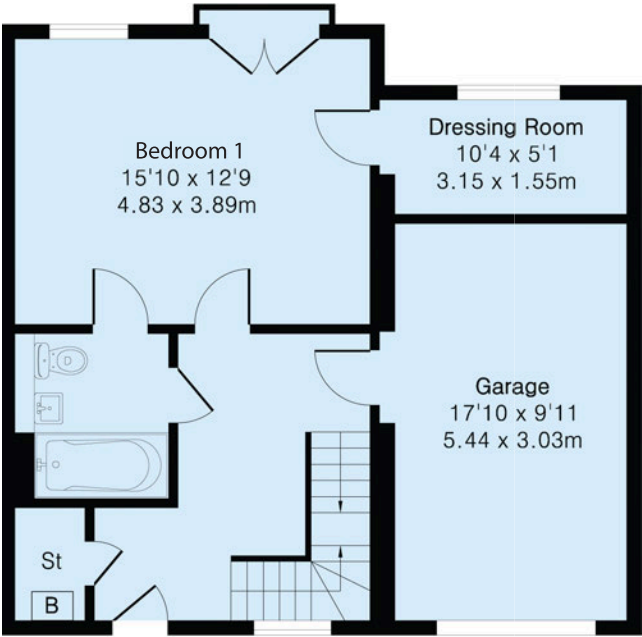


FLOOR PLAN

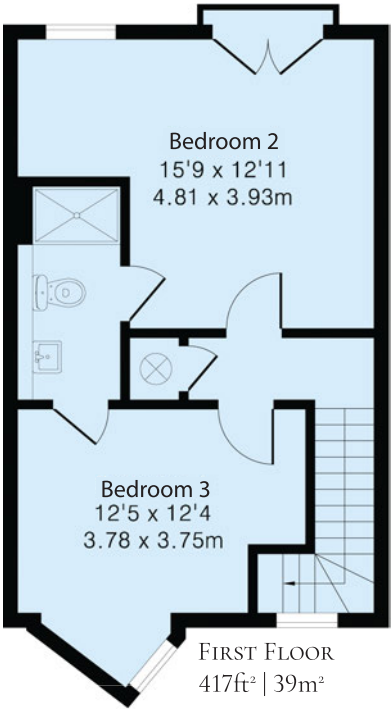
APPROXIMATE AREA
1771ft² | 165m²



LOWER GROUND FLOOR 677ft² | 63m²



GROUND FLOOR 677ft² | 63m²



FIRST FLOOR
417ft² | 39m²



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.