

Luscombe Maye
Since 1873

Furze Road, Totnes

Guide Price £325,000

3 1 1









DESCRIPTION

Luscombe Maye are delighted to bring to market this charming three-bedroom terraced home, offering spacious and versatile accommodation arranged over two floors. Ideal for families, first-time buyers, or investors, the property combines comfortable living with a convenient location close to local amenities and Totnes town centre.

Upon entering, a welcoming hallway leads to a bright and comfortable living room, providing an ideal space for relaxation. To the rear, the well-appointed kitchen/dining room offers ample storage, generous worktop space, and plenty of room for family meals and entertaining. The ground floor also benefits from a useful WC and additional built-in storage.

Upstairs are three well-proportioned double bedrooms, each enjoying excellent natural light from large windows. A modern family bathroom serves the accommodation and comprises a bath with shower over, wash hand basin, and WC.

Outside, the enclosed rear garden provides a private and practical space for outdoor dining, entertaining, or simply enjoying the sunshine. Conveniently positioned near a children's play park, local shop, schools, and transport links.

Please note: The property is subject to a **Section 157 restriction (Devon Rule)**. Purchasers must have lived or worked in Devon for the three years preceding purchase, or have lived within the South Hams district for a cumulative seven years within the last twenty years. Buyers are advised to confirm their eligibility with South Hams District Council before proceeding.

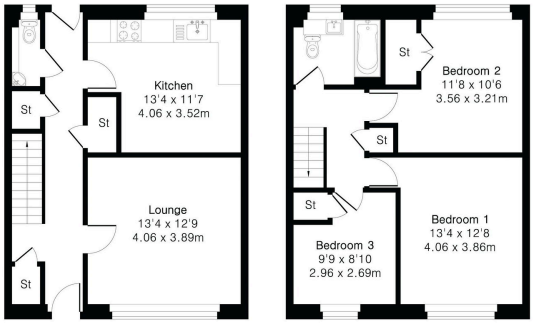
DIRECTIONS

What3Words - twitching.fabric.alien





Approximate Gross Internal Area 986 sq ft - 92 sq m
Ground Floor Area 493 sq ft – 46 sq m
First Floor Area 493 sq ft – 46 sq m



Ground Floor First Floor

PINKPLAN

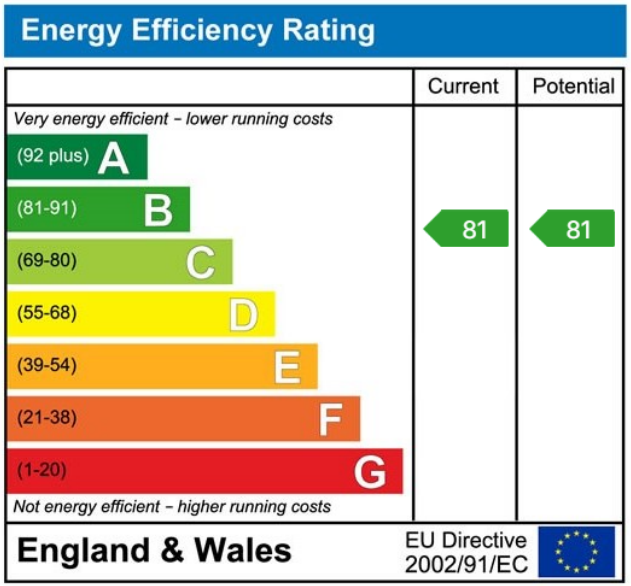
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes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

Luscombe Maye

- No Forward Chain
- Devon Rule
- Three Bedroom Terrace Property
- On Street Parking
- Private Rear Garden
- Downstairs WC
- Spacious Kitchen/Diner
- Light & Airy Living Room
- Upstairs Family Bathroom
- Local Playpark, Shop & Schools Nearby

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



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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