



Luscombe Maye

Since 1873

Wall Park, Totnes
Guide Price £199,000

🛏️ 1 🚿 1 🛋️ 2



DESCRIPTION

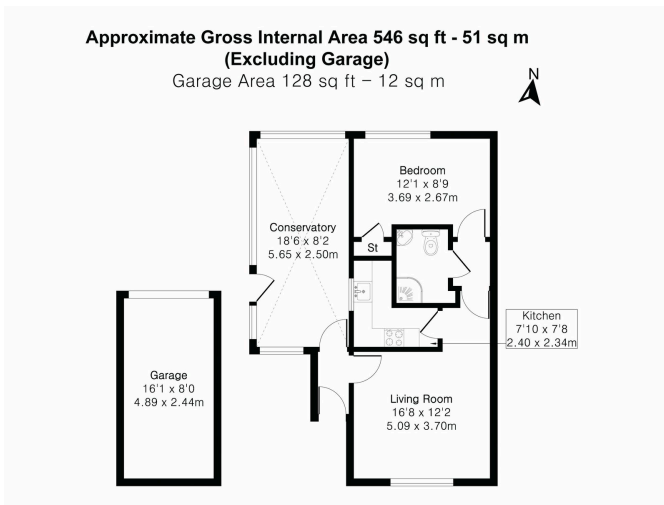
Luscombe Maye are pleased to bring to market this well-presented one-bedroom bungalow, ideally situated in Follaton within walking distance of Totnes High Street and enjoying attractive rural outlooks. The property offers light and comfortable accommodation, including a bright living room with an electric fireplace and a modern kitchen fitted with contemporary worktops, appliance space and useful storage. The double bedroom enjoys views over the rear garden and is served by a family bathroom comprising a WC, hand basin and shower. A west-facing conservatory opens onto the wrap-around patio garden, creating a seamless indoor-outdoor living space. The gardens also include a greenhouse and garden shed, while the property further benefits from a single garage equipped with lighting and electric supply.

The plot offers an excellent opportunity to acquire a fantastic home, with further potential to modernise and extend, subject to the necessary planning permissions.

DIRECTIONS

What3Words - lovely.worked.printout





PINK PLAN

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.



- No Forward Chain
- One Bedroom Bungalow
- Garage
- Walking Distance to Totnes Town
- Fantastic Local Community
- Modern Kitchen
- Conservatory
- Rural Outlook



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.



Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com