



50 Punchards Down, Follaton, Totnes - TQ9 5FD

Freehold

Guide Price **£210,000**

A two-bedroom mid-terraced bungalow in Follaton, Totnes, offering comfortable single-level living with a bright sitting/dining room, separate kitchen, garden and garage. Potential to extend or adapt the home in the future (subject to planning).

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A mid terrace bungalow in a popular residential area in Totnes
- Two bedrooms
- Kitchen
- Sitting/dining room
- Garden
- Garage in a block with rear access
- Potential to extend subject to planning permission

Agents Note: There is a £20 per year fee for communal areas payable to the Follaton Residents Association.

The house is a really comfortable size, with a bright and welcoming sitting/dining room, a separate kitchen, two bedrooms and a shower room. The main living room gets plenty of natural light and gives you a good amount of space for both relaxing and dining. The kitchen is practical and well laid out, with everything you need for day-to-day living.

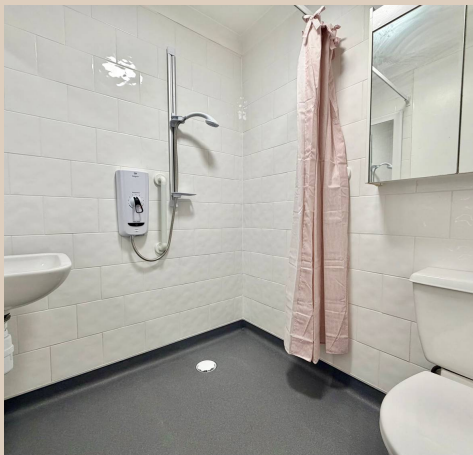




Outside, there is a good-sized garden which gives the property its own private outdoor space. It would be equally suited to enjoying a morning coffee, sitting out with friends in the summer or simply having somewhere to grow a few plants and enjoy some fresh air. There is also a garage, which provides useful additional storage as well as the potential for parking.

The property could work particularly well for a number of different buyers. For a first-time buyer, it offers a chance to get onto the property ladder with a manageable two-bedroom home, while still having a garden and garage. There is also the potential to look at extending or adapting the property in the future, subject of course to the necessary planning permissions, which could make it an interesting option for someone looking to put their own stamp on a home.

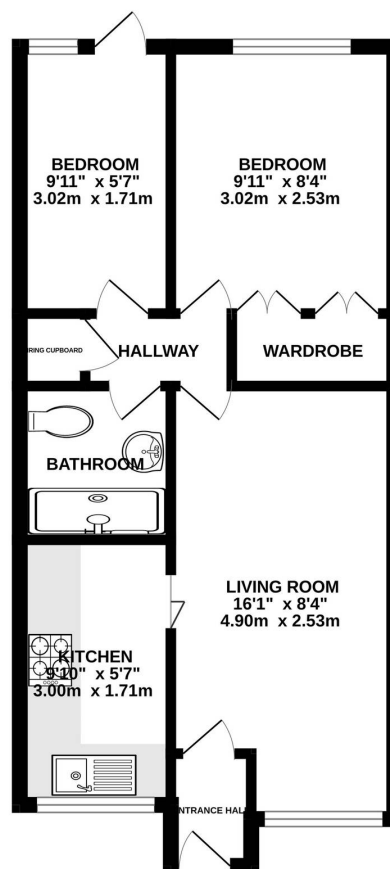
It could also work well as a rental investment, given its location and practical layout. Alternatively, for someone looking ahead to retirement or wanting to downsize, the bungalow offers the convenience of single-level living without feeling too small or isolated.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

In short, this is a practical and well-located bungalow with plenty of possibilities. Whether you're buying your first home, looking for an investment, thinking about a future project or simply want somewhere comfortable to enjoy the next chapter, it's a property that gives you options — all within easy reach of everything Totnes has to offer.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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