STAGS



# 15 Follaton

15 Follaton, Plymouth Road, Totnes, TQ9 5NB







A38: 5 miles, Plymouth: 24 miles, Exeter: 29 miles

## Detached bungalow requiring refurbishment with basement level, garden and parking, close to Totnes town centre

- Detached bungalow in need of refurbishment
- Well-proportioned accommodation
- Two double bedrooms
- Sitting room with bay window and fireplace
- Kitchen/dining room with garden access
- Basement level
- Good size rear garden
- Driveway parking and outbuilding/garage
- Freehold
- Council tax band C

## Guide Price £300,000

### SITUATION

Located a short distance from the centre of Totnes, a popular Elizabethan market town offering a wide range of independent shops, cafés, restaurants and local amenities. The town also provides schooling, leisure facilities and access to the River Dart.

The A38 Devon Expressway is approximately 5 miles away, providing links to Plymouth, Exeter and beyond. Totnes also benefits from mainline rail services to London Paddington.

### DESCRIPTION

A detached bungalow now in need of modernisation, offering well-proportioned accommodation together with a useful basement level and generous garden.

The property provides an excellent opportunity for improvement, with scope to update and reconfigure to suit individual requirements. The combination of ground floor living and additional space below creates a practical and flexible layout.

### ACCOMMODATION

An entrance porch leads into a central hallway with access to the principal rooms.

To the front, the sitting room features a bay window and fireplace. The kitchen/dining room is located to the rear, fitted with a range of units and providing space for dining, with access to the garden.

There are two double bedrooms, both positioned to the front with bay windows, and a family bathroom fitted with a bath, basin and WC.

The basement level is accessed externally from the rear garden and extends beneath the property as a single level divided into a number of separate rooms with restricted head height. This space provides useful storage and potential for workshop or hobby use.

### OUTSIDE

The property is approached via a driveway providing off-road parking and access to a detached outbuilding/garage.

The front garden is set behind the driveway with established planting.

To the rear, the garden is of a good size and mainly laid to lawn with areas for planting. The garden offers potential for landscaping and improvement and provides access to the basement level. A detached outbuilding offers further storage or workshop space.

### SERVICES

All mains services are connected. Gas fired central heating.

According to Ofcom, superfast broadband is available, and mobile coverage is likely with the main providers, although coverage may vary indoors.

### DIRECTIONS

From our Totnes office proceed along Coronation Road to the roundabout, continuing straight across with Morrisons petrol station on your left. At the next set of traffic lights turn left onto the A381 towards Kingsbridge and Dartmouth, then take the next right onto Plymouth Road. Continue along this road where the property will be found after a short distance on your right.



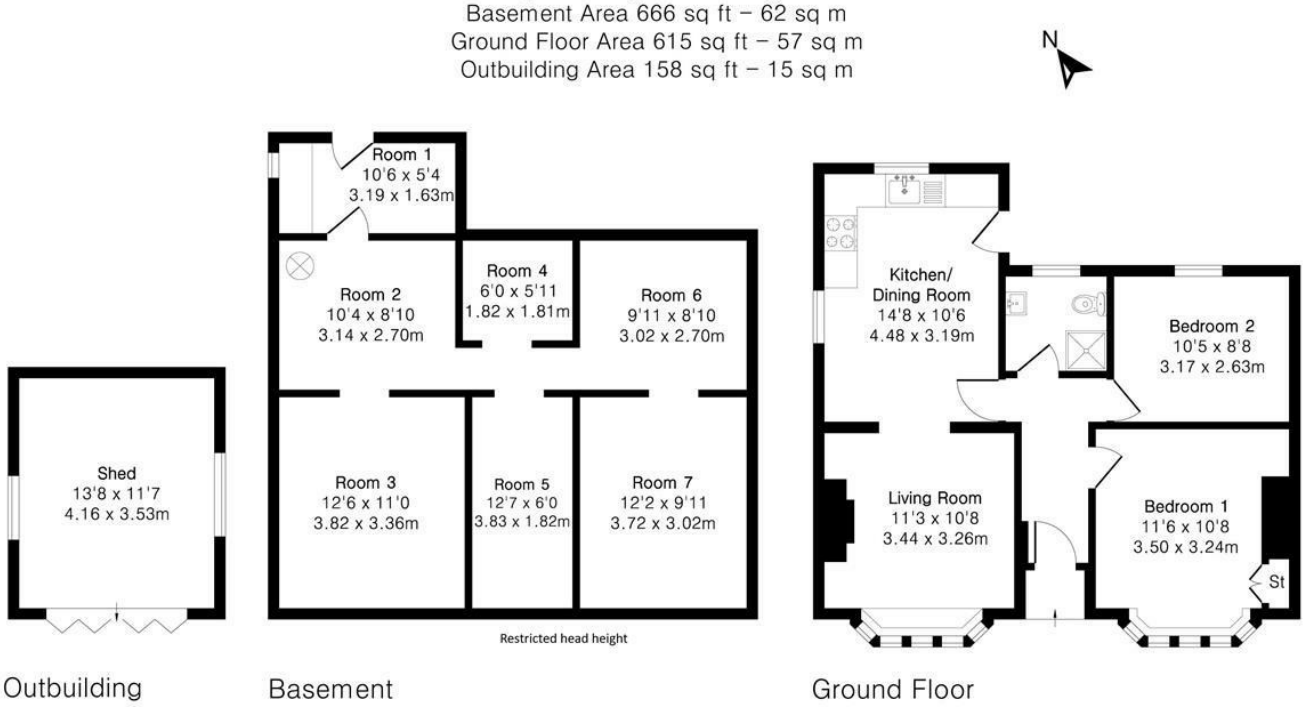








**Approximate Gross Internal Area 1281 sq ft - 119 sq m**
**(Excluding Outbuilding)**
Basement Area 666 sq ft – 62 sq m
Ground Floor Area 615 sq ft – 57 sq m
Outbuilding Area 158 sq ft – 15 sq m



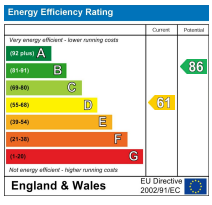

PINK PLAN

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 icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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