



24 Follaton Rise

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Follaton, Totnes, Devon TQ9 5FX

Newton Abbot 9 miles, Plymouth 22 miles, Exeter 27 miles

A fantastic 3-storey contemporary semi-detached town house with far-reaching rural views.

- A well-presented contemporary property
- High specification fittings
- Off road parking for 2 vehicles
- Stunning views over Totnes and Dartmoor
- Solar panels on the roof
- Remainder of NHBC warranty

Offers In Excess Of £425,000

Situation

The property is situated on the outskirts of Totnes. This bustling Elizabethan market town full is of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.

Description

24 Follaton Rise occupies one of the more favoured positions on the development due to its stunning panoramic views across the South Devon countryside. The property enjoys high ceilings throughout and was built in 2016 by Linden Homes, with the benefit of the NHBC Certificate remaining. The high specification kitchen benefits from soft-close units, wood effect worktops and a double oven. The driveway offers off-road parking with the addition of another space within the garage as well as an electric car charging point (available by separate negotiation).



Accommodation

Entrance hall with door to master bedroom with large ensuite and dressing room, large storage cupboard and door through to the integral single garage with a space for storage whilst still allowing space to park a car, there is also an electric car charging point.

From the entrance hallway stairs lead down to the open plan kitchen/living accommodation, utility room and WC. The living space provides a large sitting area with French doors leading out to the garden. The high specification kitchen benefits from soft-close units, wood effect worktops, plumbing for a dishwasher, fridge freezer and double oven. The dining area also benefits from another set of French doors leading out onto the patio, perfect for al fresco dining.

On the first floor a door leads to the family bathroom, partially tiled with shower as well as a further two bedrooms. Bedroom 3 has a full height feature window and door into the bathroom. Bedroom 2 (double) has the benefit of a Juliet balcony with far reaching views across towards Dartmoor as well as a door leading to the bathroom.

Outside

The private garden is mainly laid to lawn with a patio space, perfect for Alfresco dining with wooding fencing surrounding. To the front is a small front garden filled with lavender bushes and other shrubbery as well as a block paved parking space that leads into the garage.

Services

All the mains services are connected to the property with the house benefitting from mains gas fired central heating.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

Viewing

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454

Directions

From Totnes, continue along the Plymouth road and turn left by the South Hams District Offices and immediately right into Follaton Rise. Continue up the Follaton Rise to the top and proceed towards the end of the development, where No. 24 is located half way along on the right hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	94	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1721 sq ft / 159.9 sq m (includes garage)
For identification only - Not to scale

First Floor

- Bedroom 3: 3.78 x 3.73m (12'5" x 12'3")
- Bedroom 2: 4.80 x 3.89m (15'9" x 12'9")
- Down

Ground Floor

- Bedroom 1: 4.80 x 3.89m (15'9" x 12'9")
- Garage: 5.44 x 3.02m (17'10" x 9'11")
- W.I.W: 3.20 x 1.55m (10'6" x 5'1")
- Up
- Down

Lower Ground Floor

- Utility: 2.72 x 1.98m (8'11" x 6'6")
- Sitting Room: 4.78 x 4.67m (15'8" x 15'4")
- Up
- Kitchen / Breakfast Room: 7.06 x 3.00m (23'2" x 9'10")

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Stags. REF: 746563.



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