

Luscombe Maye

Since 1873

Follaton Rise, Totnes

Guide Price £739,950

4 3 1









DESCRIPTION

Luscombe Maye are delighted to present this impressive three-storey home, offering stylish, versatile accommodation perfectly suited to modern family living. The ground floor features a welcoming entrance hall, integral garage, generous utility room and a large storage area with extensive shelving, providing excellent practicality and potential for a home office, gym or hobby room.

The middle floor hosts four well-proportioned bedrooms, including a superb principal suite with bespoke fitted wardrobes, far-reaching views and a fully tiled en-suite bathroom. A second bedroom also benefits from an en-suite shower room, while two additional double bedrooms overlook the rear garden. Three bedrooms feature fitted wardrobes, and two enjoy Juliette balconies with views towards Dartmoor. A family bathroom and direct access to the south-west facing garden complete this level.

Occupying the top floor is a stunning open-plan kitchen, dining and living space, flooded with natural light and opening onto balconies and decking. The kitchen is comprehensively fitted, while the elegant living area centres around a striking open fireplace. Outside, the private garden enjoys a patio, firepit, water feature, mature fruit trees and a useful garden shed, creating an exceptional setting for relaxation and entertaining.

DIRECTIONS

What3Words - gross.sharpened.jukebox





Approximate Gross Internal Area 2189 sq ft - 203 sq m
(Including Garage)
Ground Floor Area 304 sq ft – 28 sq m
First Floor Area 780 sq ft – 72 sq m
Second Floor Area 716 sq ft – 67 sq m
Garage Area 389 sq ft – 36 sq m



PINKPLAN

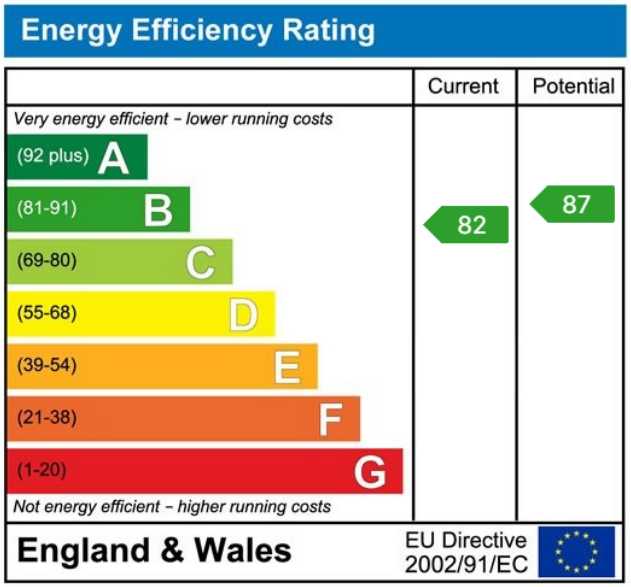
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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
- Stylish Detached Family Home
- Stunning Views
- Spectacular Open Plan Living
- South Facing Garden
- High Specification
- Close to Park
- Cul-de-sac Location
- Beautifully Presented Throughout

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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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