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Frog House

Frog House, 55 Follaton, Plymouth Road, Totnes, TQ9 5ND



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

A beautifully presented and versatile semi-detached family home with landscaped gardens, garden studio and excellent access to Totnes and the A38

- Versatile home close to Totnes centre
- Walking distance to schools, shops, cafés and river
- Excellent A38 and rail links nearby
- Light, modern living spaces
- Flexible layout with annexe potential
- Spacious kitchen/dining hub
- Landscaped gardens and terraces
- Garden studio for home working
- Freehold
- Council Tax Band D

Guide Price £600,000

### SITUATION

Located a short distance from the centre of Totnes, an attractive and vibrant Elizabethan market town, the property enjoys a highly convenient position. Totnes offers a wide range of independent shops, cafés and restaurants, together with well-regarded local schools and a variety of recreational pursuits including an indoor swimming pool and boating opportunities along the River Dart.

The A38 Devon Expressway lies approximately 5 miles distant, providing swift access to the cities of Exeter and Plymouth, as well as connections further afield. Totnes also benefits from a mainline railway station with direct services to London Paddington. The property itself is within easy walking distance of local amenities, the town centre and the river.

### DESCRIPTION

A stylish and adaptable home, Frog House offers an excellent balance of contemporary family living and flexibility, ideally suited to modern lifestyles. Thoughtfully arranged and extended, the property provides generous and light-filled accommodation with the potential for multi-generational living or the creation of an income stream, subject to any necessary consents.

The welcoming interiors are complemented by well-designed living spaces that flow naturally to the outside, while a garden studio provides an ideal environment for home working or creative pursuits. The overall feel is one of comfort, practicality and versatility, making it a superb home for both everyday living and entertaining.

### ACCOMMODATION

The property is entered via a welcoming entrance hall with cloakroom/WC. To one side, the sitting room is a comfortable and light-filled space, with doors opening directly onto the rear terrace.

The accommodation flows through to a well-appointed kitchen/dining room, forming a central hub for everyday living and entertaining, with a utility room adjoining. Beyond, a

bedroom with en-suite shower room provides excellent flexibility.

On the first floor are three bedrooms, including two well-proportioned doubles, together with a family bathroom.

### OUTSIDE

To the front, a large driveway provides off-road parking, bordered by established planting.

The rear garden is attractively arranged and designed to make the most of its sunny aspect. A paved terrace extends from the utility, ideal for outdoor dining, while to the left a raised deck, accessed from the sitting room, enjoys fine views and creates a wonderful sun trap. Beyond, the garden opens out to a level lawn, complemented by a garden studio offering a versatile space for home working or leisure.

### SERVICES

Mains water, drainage and electricity. Gas-fired central heating.

According to Ofcom, ultrafast broadband is available with speeds up to 1000 Mbps download and upload, with superfast services available up to 79 Mbps and standard broadband up to 13 Mbps.

Mobile coverage is generally good outdoors with most major providers, with some variation in indoor reception depending on network.

### DIRECTIONS

From our Totnes office, proceed along Coronation Road to the roundabout, continuing straight across with Morrisons petrol station on your left. Turn left at the next traffic lights onto the A381, then right at the following lights onto Plymouth Road, where the property will be found after a short while on the right-hand side.





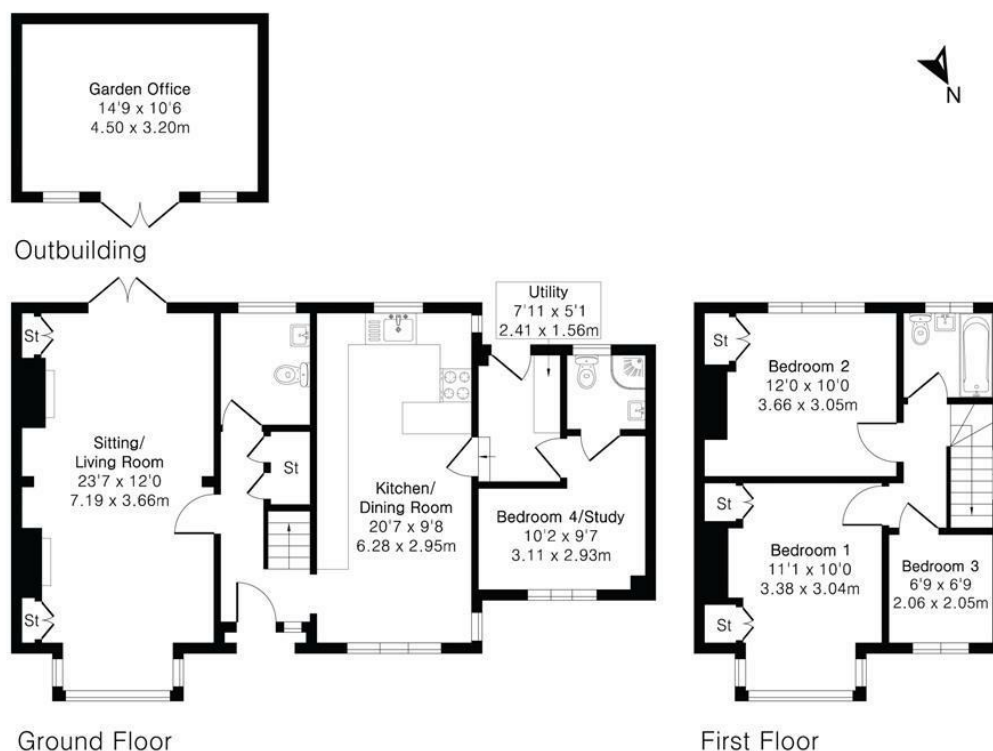


**Approximate Gross Internal Area 1143 sq ft - 106 sq m  
(Excluding Outbuilding)**

Ground Floor Area 751 sq ft – 70 sq m

First Floor Area 392 sq ft – 36 sq m

Outbuilding Area 155 sq ft – 14 sq m



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.



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.



| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92-100) A                                  |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (49-54) E                                   |  |         |           |
| (41-48) F                                   |  |         |           |
| (35-40) G                                   |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 74      | 78        |
| EU Directive 2002/91/EC                     |  |         |           |

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