



JOHN LAKE
ESTATE AGENTS

40 Barchington Avenue

Barton | Torquay | TQ2 8LB

This MATURE DETACHED BUNGALOW has been a happy home for our clients for almost 27 years, during which time it has been extended and converted to provide a spacious dwelling currently arranged as two separate areas of living space, ideal for the extended family, although could be reverted to one spacious family home if required. Set on a corner plot and screened from the road the bungalow has a wide frontage with driveway access and off-road parking from both adjoining roads. To the rear of the bungalow there is an enclosed, private garden. Whilst the bungalow would now benefit from a degree of upgrading and improvement it offers great potential for any new owner to inject their own taste and style into their new home.

The property stands on the outskirts of Torquay within an established residential district just a short saunter to local shops at Barton Hill Road, whilst more comprehensive amenities including a host of national chain stores can be found a little further at The Willows. Torbay Hospital is under 2 miles distance, close to the South Devon Highway linking Torbay to Newton Abbot with its main line rail station and the regional city of Exeter beyond.



£389,950 Freehold



The Old Town Hall | Manor Road
St Marychurch | Torquay | TQ1 3JS

01803 328899

property@johnlake.co.uk

www.johnlake.co.uk

Our Area

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

Step Inside

A gated driveway and path leads to a front door ENTRANCE LOBBY with cupboard housing the electric meter and consumer unit. From here doors lead into two separate areas of accommodation. Door to UNIT ONE SITTING ROOM with windows to the front and side, feature stone fireplace and corner shelving unit. The KITCHEN is fitted with a range of units and marble effect working surfaces with inset sink unit. Space for electric cooker, provision for dishwasher and space for fridge/freezer. The CONSERVATORY with French doors opening to the rear garden. INNER LOBBY with door leading out to the garden. CLOAKROOM with WC, wash hand basin, obscure window and cupboard housing the gas fired boiler. BEDROOM 1 with windows to the side and rear. EN-SUITE with panelled bath with shower over, wash hand basin, ladder style heated towel rail and obscure window. BEDROOM 2 with range of built-in wardrobes and windows to the front and side.

From the shared Entrance Lobby a multi-paned door opens to the second area of accommodation, UNIT TWO. RECEPTION HALL with storage cupboard. BEDROOM 1 with window to the front. BATHROOM with white suite of panelled bath with shower over, wash hand basin and WC. Cupboard housing the Ideal gas fired boiler. Fully tiled walls, ladder style heated towel rail and two obscure windows. SITTING ROOM with French doors to the CONSERVATORY with French doors to the rear garden. INNER LOBBY with door to the KITCHEN, fitted with a range of light oak fronted units and marble effect working surfaces with inset sink unit. Spaces for cooker and fridge/freezer and window overlooking the rear garden. BEDROOM 2 with window to the front and built-in storage cupboard.





5
minute walk
to
Local Shops



5
minute drive
to
Watcombe
Beach



Step Outside

The rear garden is arranged in two separate sections behind each of the areas of accommodation with one area paved for ease of maintenance screened by mature hedging.

Interconnecting walkway to the second area of garden which is mainly laid to lawn which is now in need of tending with wooden garden shed. To the front of the property there is an in and out driveway, accessed from both Barchington Avenue and Swedwell Road, with parking for several vehicles and double car port with wooden attached garage behind. Further separate car port. There is also a gravelled garden area for ease of maintenance. Adjoining the house is a UTILITY with provisions for washing machine and shelving over.

Additional Information

Majority Double Glazed
Two separate Gas Central Heating Systems
EPC'S - D

Directions: SAT NAV: TQ2 8LB. From our office in St Marychurch turn left at the traffic lights onto Fore Street and continue through the next set of traffic lights onto St Marychurch Road. At the roundabout continue straight ahead keeping the Golf Course on your right hand side. At the next roundabout continue straight on into Teignmouth Road (A379). Continue until you reach Moor Lane on the left, head along Moor Lane bearing left at the roundabout and continue up the hill, Moor lane will turn and blend into Swedwell Road. Barchington Avenue will be the second turning on the left hand side after Jacks Lane, with this property being situated on the corner.

OWNERS INSIGHT

"Nearly 27 years ago when we first saw no. 40 Barchington Avenue we immediately realised the property had the versatility to meet our needs.

Extending slightly to accommodate two couples our goal was achieved but the scope remains to reshape the property for many versions.

With a drive on both Swedwell and Barchington it makes off road parking for several vehicles easy.

Easy access to the whole of Torbay and also Newton Abbot makes local travel simpler but having the bus stops nearby also enhances the use of public transport."

GROUND FLOOR

1818 sq.ft. (168.9 sq.m.) approx.



TOTAL FLOOR AREA : 1818 sq.ft. (168.9 sq.m.) approx.

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.