



JOHN LAKE
ESTATE AGENTS

Barewell Close

St Marychurch | Torquay | TQ1 4PB

This SEMI-DETACHED BUNGALOW occupies a corner plot within a cul-de-sac with open views toward the tower and spire of the beautiful parish Churches of St Marychurch. The property has been a loved home over twenty years, tastefully presented and suitable for anyone with restricted mobility due to being sympathetically tailored. The gardens wrap around the front, boasting driveway parking, single garage, and additional sheltered central courtyard.

At the top of the hill lies the comprehensive amenities of St Marychurch with wide choice of shops and eateries, whilst the scenic Babbacombe Downs with shingle beaches below are equally accessible. A host of schools are within a short walk, with Priory and St Margarets Primary's on the door step. Numerous leisure and sports clubs are close at hand, with Babbacombe Corinthian Sailing Club at the base of the pedestrian precinct, and Torquay Golf Club virtually a tee shot away.



Guide £300,000 Freehold



The Old Town Hall | Manor Road
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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 front door with leaded light detailing and toplight opens to the ENTRANCE PORCH with gentle stepped approach to a glazed door leading to the spacious RECEPTION HALL with two storage cupboards, one housing the gas boiler. Picture window and door overlooking and opening to a central courtyard. The SITTING/DINING ROOM is a spacious 'L' shaped room with wide picture window overlooking the private corner garden, and door giving access, with further wide window to the side enjoying a view towards the Churches of St Marychurch. Reconstituted stone fireplace with tiled hearth, inset living flame effect electric pebble fire, and plinths to either alcove. The KITCHEN affords a range of white high gloss flush fronted units, working surfaces with inset sink unit. Fitted electric oven with induction hob and filter hood above, spaces for washing machine and free standing fridge. Loft access hatch and window enjoying the view towards the two Churches.

BEDROOM 1 features French doors with side window, opening onto a composite raised deck with balustrade surround and ramped access down to the garden, enjoying the views towards the two Churches. Fitted wardrobe with mirror sliding doors. BEDROOM 2 with window again enjoying the view towards the Church and fitted double wardrobe with mirror fronted sliding doors. The BATHROOM features a walk-in shower area, panelled bath with shower attachment taps, wash hand basin and WC. Fully tiled walls, airing cupboard with lagged cylinder and obscure window.





5
minute walk
to
St Marychurch
Precinct



15
minute walk
to
Babbacombe
Downs



Step Outside

Gated driveway leading to the GARAGE with remote controlled up and over door, power, lighting, three obscure windows and provision to install a personal door. The gardens wrap around the corner plot with concrete pathway adjoining the property and raised garden areas, partly laid to lawn and gravel for ease of maintenance with flower and shrub borders.

Additional Information

GENERAL - Gas Central Heating and Double Glazing
COUNCIL TAX BAND - C (Torbay Council)
EPC - D

Directions: SAT NAV: TQ1 4PB. From our office in St Marychurch proceed down Manor Road and turn right at the traffic lights onto Westhill Road. Continue along Westhill Road and take the third turning on the right into Barewell Road. Barewell Close will be found as the second turning on the left hand side.

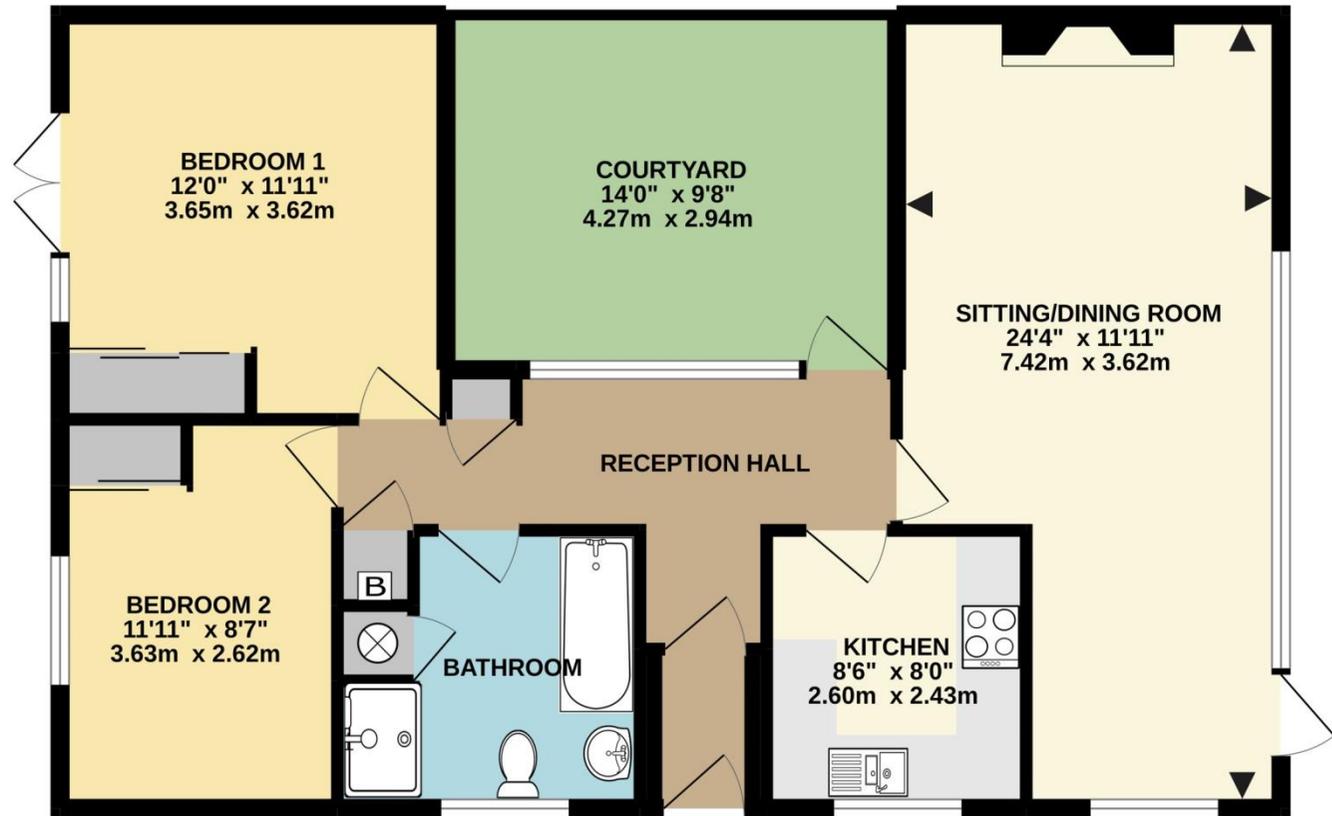
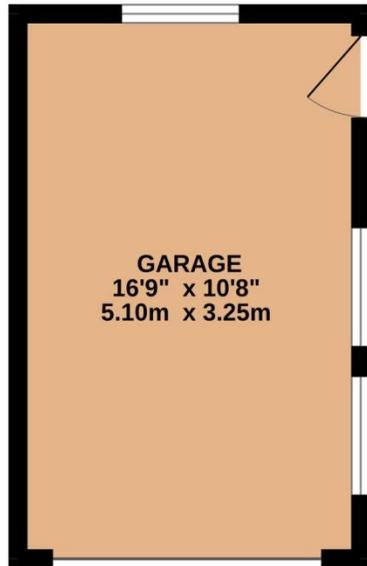
OWNERS INSIGHT

"Our sister loved her home, particularly the open views toward the Churches which she would enjoy from the deck outside her bedroom with the sound of primary school children at playtime in the background. She was very proud, always keeping on top of any maintenance jobs and decorating. Having restricted mobility, the bungalow has been subtly adapted with ramped access to the deck, and walk-in-shower, although discretely done to suit both able bodied or those with a disability.

We are sure the next owners will have as much love and enjoyment as our sister."

BUNGALOW
757 sq.ft. (70.3 sq.m.) approx.

BASEMENT
178 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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.