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# Gargan & Hart

Estate Agents



Jacks Lane | Barton | Torquay | TQ2 8QX

**£300,000**

Experienced Estate Agents working for you.

## DESCRIPTION

This spacious detached dormer bungalow occupies a cul-de-sac location, located in the popular suburb of Barton. A range of local shops, including a post office and Tesco Express, are located in nearby Barton Hill Road and Barton Hill Academy is also within easy access, providing nursery and primary schooling. The Willows out of town retail park, Torquay Hospital and arterial roads to Newton Abbot and Exeter are also only a short driveaway, as is Torquay town centre and harbourside with its array of restaurants, shops and theatre.

The excellent accommodation is arranged over two floors and has a much loved feel throughout. The main entrance comprises a tiled entrance lobby which opens to a spacious and welcoming reception hall with useful built-in storage. The lounge is a good sized reception room with decorative brick feature fireplace and double glazed sliding doors which lead through to a lovely conservatory with views over and access out to the front garden. Two double bedrooms, one with ensuite bathroom and access to the rear garden, and a well equipped kitchen and a further shower room/WC complete the ground floor level. There are useful built-in storage cupboards to the first floor landing which leads to a third bedroom with access to eaves storage.

Outside, there is a Garage, located at the start of a bricked paved driveway which offers off road parking for two vehicles. A path and steps lead through a wooden arbour with trailing clematis to the main entrance. The gardens are a particular feature of the property, with paths and garden areas to either side, enabling the garden to flow easily from front to rear. The front garden is south facing and is predominantly level and laid to lawn with well stocked flower and shrub beds throughout and feature wooden pergola with seat. The rear garden is laid to loose stone, for ease of maintenance, with greenhouse, useful drying area and fruit trees. Outside lighting and timber fencing to surround provide plenty of privacy and seclusion, making this ideal for gardening enthusiasts, al fresco relaxation and entertaining

Viewing of this property – which is being offered for sale with NO ONWARD CHAIN – is highly recommended.

## ADDITIONAL INFORMATION

Tenure - Freehold  
Council Tax Band - D  
Local Authority - Torbay Council  
EPC: E

## GROUND FLOOR ACCOMMODATION

**ENTRANCE LOBBY**

**RECEPTION HALL**

**LOUNGE**

**14' 6" x 12' 5" (4.42m x 3.78m)**

**CONSERVATORY**

**12' 2" x 9' 8" (3.71m x 2.95m)**

**KITCHEN**

**10' 7" narrowing to 8'0" x 10' 11" (3.23m x 3.33m)**

**BEDROOM 1**

**14' 0" x 9' 9" to wardrobes (4.27m x 2.97m)**

**ENSUITE BATHROOM**

**BEDROOM 2**

**13' 10" x 11' 5" (4.22m x 3.48m)**

**SHOWER ROOM/WC**

## FIRST FLOOR ACCOMMODATION

**BEDROOM 3**

**12' 1" into bay x 10' 5" approx (3.68m x 3.18m)**

**GARAGE**

## VIEWING ARRANGEMENTS

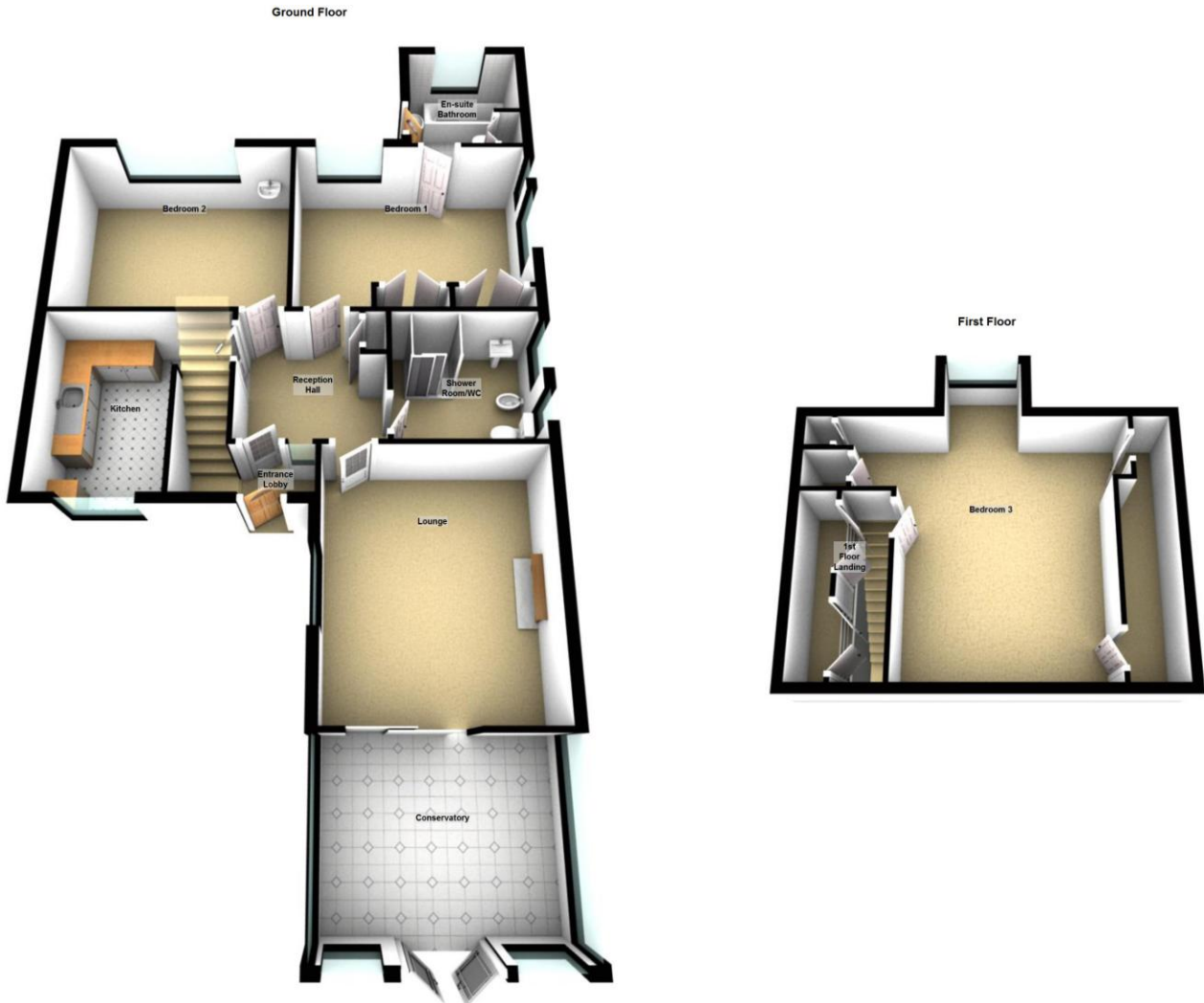
For further information or to arrange a viewing please contact our Chelston Office.

## DIRECTIONS

From Torquay town centre proceed along Torwood Street and Babbacombe Road Road towards St Marychurch. Continue into Teignmouth Road for some distance before turning left into Moor Lane. Continue some distance again and proceed over the junction with Church Road into Jacks Lane where the property will be found a short distance along, at the end of a small cul-de-sac, located to the right hand side.



- Detached Chalet Bungalow
- 3 Double Bedrooms (Master Ensuite)
- Spacious Lounge & Conservatory
- Kitchen
- Shower Room/WC
- Attractive Gardens
- Driveway & Garage
- No Onward Chain



**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **L&C Mortgages**. Should you decide to use this service, we will receive a fee based on 25% of the fee that L&C Mortgages earn from the lender/insurance provider. Our average fee earned would typically be £200. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase.

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU