



# L'Ancrese

Jacks Lane, Barton, Torquay, Devon, TQ2 8QX



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**Attractive Detached House in Popular Area of Torquay  
Situated on Generous Plot Ideal for Family Use  
In Need of Partial Improvement in Parts  
4/5 Bedroom Layout with Possibility to Rearrange or Extend (Subject to Planning)  
Offered for Sale with No Onward Chain**

## DESCRIPTION

A charming detached two storey property situated on a large plot, fronting Jacks Lane in the popular residential area of Barton. The accommodation comprises 3/4 bedrooms, living room, dining room, kitchen, 2 family bathrooms, utility room and office. The property benefits from a new gas fired combi boiler and Upvc double glazed windows throughout. Whilst the accommodation is comfortable, a degree of modernisation/improvement may be considered by a new owner.

Externally, there are both front and back lawns as well as a long driveway and parking for several cars. There is also a single garage at the rear.

## LOCATION

The property is situated on Jacks Lane in Barton, a residential area located on the eastern side of Torquay. The immediate area offers a mix of housing types including family homes, bungalows and modern developments making it an appealing area to a wide range of buyers and renters. The area is well served by local amenities including shops, schools and healthcare facilities, Barton primary school being a key feature for families.

The area has good transport links providing easy access to Torquay town centre and the surrounding areas of The English Riviera. The A380 link road to Newton Abbot and Exeter is only a short distance away and connects to the M5 network at Exeter. Barton is also close to green spaces and enjoys proximity to Torbay's stunning coastline and local beaches.

Ref No: 5107

£480,000 Freehold

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The accommodation briefly comprises:-

## **SIDE ENTRANCE PORCH**

With step and external lighting. Front door leading to:-

## **ENTRANCE HALLWAY**

Spacious entrance hallway with focal staircase and walk-in downstairs cupboard.

## **LIVING ROOM**

Situated to the front of the house with large bay window and stone fireplace with gas fire, wall mounted radiator, carpeted. Currently used as a bedroom.

## **OFFICE**

With views over the garden. Wall mounted radiator, carpeted.

## **BEDROOM**

Situated to the side of the house with bay window and built in wardrobes. Wall mounted radiator.

## **BATHROOM**

Arranged as a wet room with non-slip flooring and wall tiles. WC, wash hand basin and vanity unit. Electric shower, heated towel rail.

## **DINING/LIVING ROOM**

A large double reception room situated off the kitchen with double sliding doors to the rear garden. Dual aspect windows, fireplace with gas fire and wall mounted radiator.

## **KITCHEN**

Situated to the rear of the house with access via secondary porch. Domestic fixed kitchen units, wall mounted radiator.

## **REAR PORCH**

With access to back of the house.

## **FIRST FLOOR**

## **LOFT SPACE**

With walk in access.

## **MASTER BEDROOM**

With large window, laminate flooring and wall mounted radiator.

## **SINGLE BEDROOM**

With laminate flooring and wall mounted radiator.

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## FAMILY BATHROOM

Newly fitted with corner bath, wash hand basin and WC. Tiled floors and wall mounted radiator.

## OUTSIDE

Electric gates leading to long driveway which extends to the rear of the house. Lawn to the front of the house with flagpole and ornamental terracing behind.

Picket fence gate to leading hardstanding area for parking and single detached garage. Rear garden which is laid to lawn. The plot is enclosed by mature hedges around the perimeter of the property.

## SERVICES

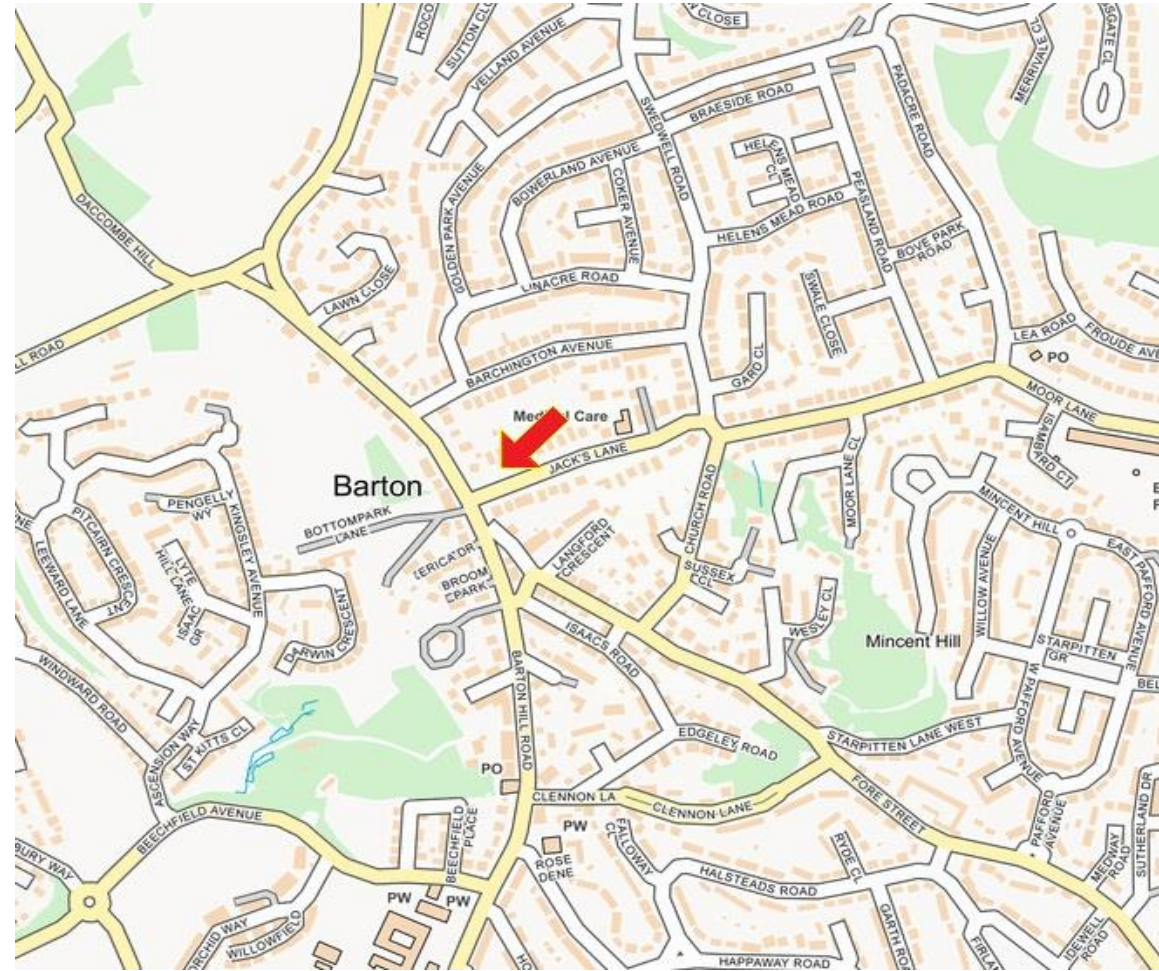
The property is connected to mains gas, electric, water and sewerage. Gas central heating via a newly installed Worcester combi boiler.

## COUNCIL TAX BAND E

## EPC RATING E

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.



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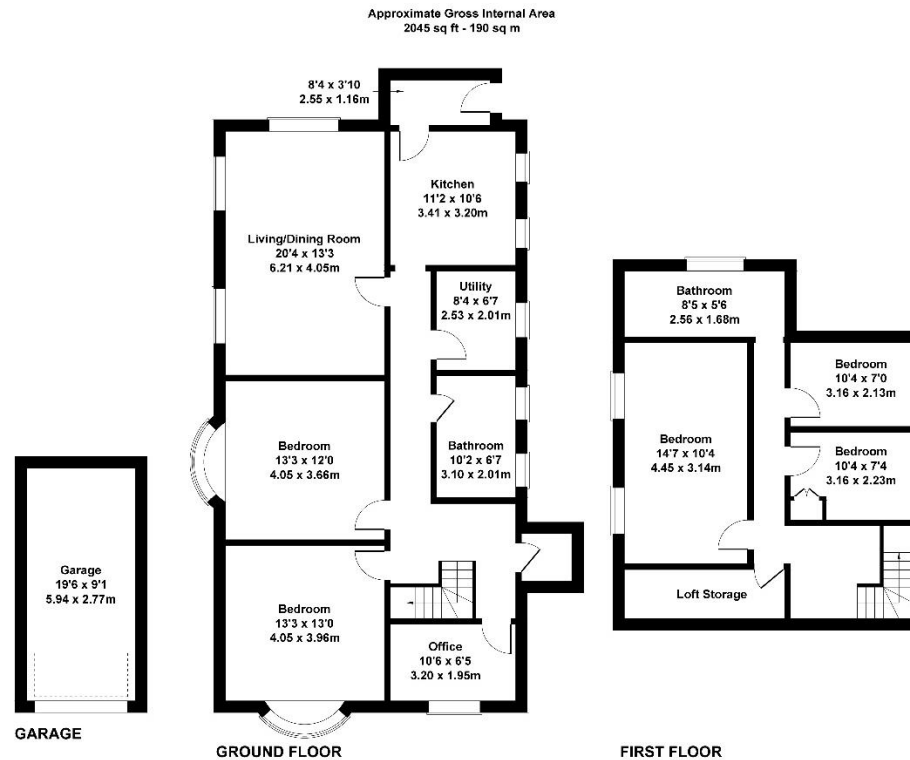
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29/30 Fleet Street  
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Devon  
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