



**JOHN COUCH**  
THE ESTATE AGENT

Berea  
Jacks Lane Torquay Devon

**£495,000 Freehold**







# Berea Jacks Lane Torquay Devon TQ2 8QX

## £495,000



**With private sheltered gardens and a sunny southerly aspect, Berea offers a home designed for one floor living with well appointed accommodation**

Entrance hall ■ Sitting room ■ Utility room ■ Kitchen/dining room  
3 bedrooms ■ En-suite shower room ■ Bathroom ■ Cloakroom  
Gardens ■ Single garage

### FOR SALE FREEHOLD INTERIOR

Sheltered from the road by its front garden and approached through an in-and-out driveway, Berea is a home designed for one floor living, very well appointed, with double glazed windows throughout and with the benefit of an extension forming a stylish kitchen/dining room.

Its sits in private sheltered gardens, enjoying a sunny aspect to the south, offering an oasis of calm and the opportunity for budding green fingered enthusiasts to create pleasing outdoor space for al-fresco activities.

The front door opens to a welcoming hallway, where a cupboard houses the consumer unit and provides storage. A welcoming bay fronted sitting room looks to the front garden and retains the character of the property's earlier period, with cupboards to either side of the chimney breast which has a fitted log burner providing a cosy focal point.

Bedrooms two and three share a family bathroom, bedroom three looks to the front garden, whilst bedroom two looks to the side. The main bedroom is bay fronted, looking to the rear garden, with an en-suite double width shower and wash basin, a cloakroom and excellent utility room are both accessed from the hallway.

The kitchen/dining room has a feeling of space and light with a cathedral ceiling having two Velux windows, a large window looking to the rear garden and double doors opening to a terrace. It is fitted with a range of contemporary style units including space for a range style cooker.

### OUTSIDE

The driveway leads to an attached single garage, which has double doors and offers space for a small car, with further parking to the driveway. Adjacent to the property, at the front, is a terrace with a lawn and a variety of mature shrubs and hedging.

To the rear the garden rises very gently to the rear boundary and has areas of lawn and terracing, again planted with mature trees, shrubs and hedging. A garden shed provides useful storage.

### AREA

Jacks Lane sits between Moor Lane and Barton Hill Road, the location ideal for access to Newton Abbot where can be found an inter-city rail link and access to the A380 dual carriageway leading to the M5 motorway at Exeter.

In the immediate neighbourhood can be found a range of amenities including shops, doctors surgery and dental practice, together with schooling (subject to catchment ruling) offered by Barton Hill Academy. The out of town shopping centre of The Willows is easily reached by car, public transport operates in the neighbourhood. From Moor Lane the Teignmouth Road leads in one direction to the riverside village of Shaldon, to the other to St Marychurch, home to Torquay Golf Course.

With breathtaking sea views and a stunning coastline, Torquay is a sought after destination for enjoyment of seaside living. It offers excellent schooling and hospital care, a diverse range of shopping opportunities and an exciting dining culture. Away from the coast pretty villages nestle in glorious countryside, the county of Devon having two national parks and coastlines to the north and south.

### SERVICES

Mains water, gas, electricity and drainage are all connected subject to the necessary authorities and regulations. Gas fired central heating with radiators.

**CURRENT PROPERTY TAX BAND D** (Payable 2023/2024 £2132.74).

**VIEWING BY APPOINTMENT ONLY**



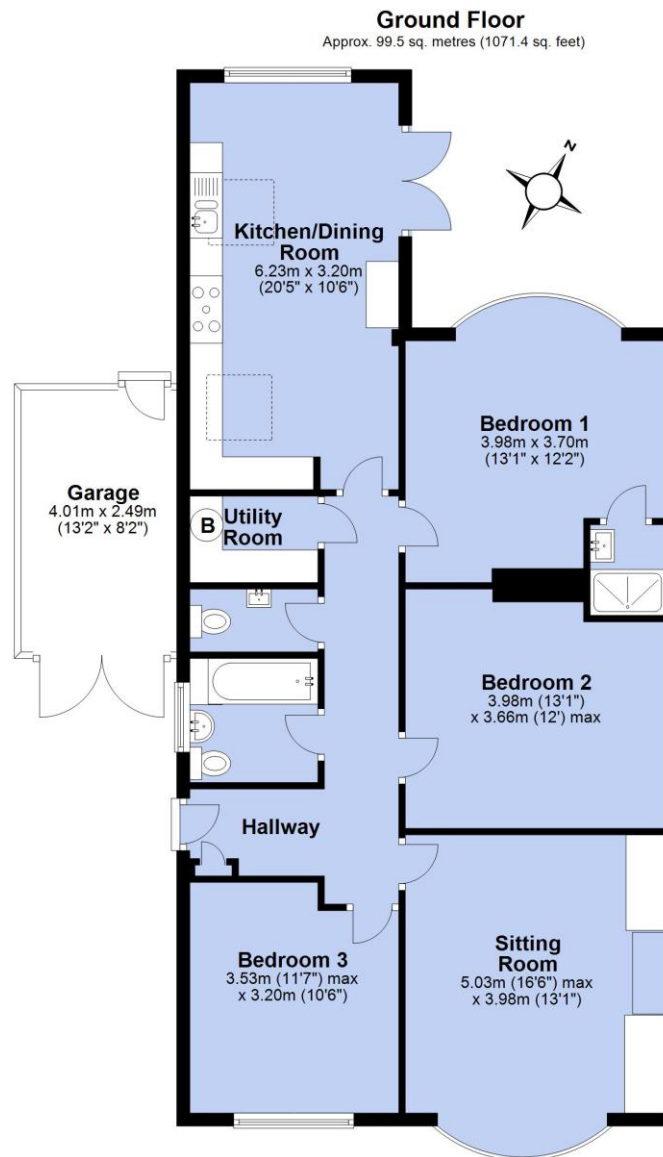












Total area: approx. 99.5 sq. metres (1071.4 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	
<b>A</b>	
(91-100)	
<b>B</b>	
(81-90)	
<b>C</b>	
(69-80)	
<b>D</b>	
(55-68)	
<b>E</b>	
(39-54)	
<b>F</b>	
(21-38)	
<b>G</b>	
(1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Whilst every effort has been made to ensure the accuracy of the floor plan 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.





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IMPORTANT - We would 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.