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2 Jacks Close



Torquay: 8 miles Plymouth: 24 miles  
Exeter: 28 miles

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A delightful detached home within  
an attractive development on the  
edge of Totnes

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- Convenient Location
- 1538sqft of Accommodation
- Energy Efficient
- Modern Family Home
- Kitchen/Dining Room
- 4 Double Bedrooms
- Off Street Parking
- Garage
- Freehold
- Council Tax Band F

Offers In Excess Of  
£550,000

#### SITUATION

The property forms part of the highly sought-after Great Court Farm development by Baker Estates in Totnes. This exclusive development showcases a range of homes constructed with modern and traditional materials plus design features inspired by the local vernacular. Nearby is the rolling South Hams countryside whilst Totnes town centre is only a short walk away. Totnes is a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart.

The A38 Devon expressway is just 7 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.

#### DESCRIPTION

2 Jacks Close was built in 2018 to a high specification and offers energy efficient living within close proximity to amenities and Totnes town centre. Enjoying a generous plot with extensive accommodation amassing to over 1,500sqft, the property provides comfortable modern family living while enjoying off street parking and a single garage.

#### ACCOMMODATION

The ground floor offers tasteful reception space, currently configured to create a sitting room towards the front of the property enjoying a dual aspect to the front and side of the property. To the rear of the ground floor is a spacious kitchen/dining room, with attractive Karndean tiled flooring that continues from the entrance hall and a range of modern wall and base kitchen units with integral electric ovens, dishwasher and fridge/freezer. There is a breakfast bar formed from the kitchen worktop wrapping around plus ample dining or sitting space, with double doors opening to the garden. In addition, a separate utility room that provides additional storage and space for a dishwasher and tumble dryer as well as a side entrance door. From the entrance hall is access to a ground floor office and WC.

The first floor features four double bedrooms, with the master bedroom situated to the front of the property enjoying an en-suite shower room comprising a shower, wash basin and WC. The guest bedroom is situated to the rear of the property and enjoys and outlook over the garden and towards the surrounding countryside. In addition, the first floor hosts a family bathroom consisting of a shower over bath, wash basin and WC.

#### OUTSIDE

To the front of the property is a small area of lawn with a path leading to the front door. The rear south-west facing walled garden is laid predominantly to lawn bordered by flower beds with a range of bedding plants, plus a patio area.

Adjoining the rear of the property is parking for one car plus access to a large single garage which has a pedestrian door to the garden and space above providing further storage.

#### SERVICES

All mains services are connected.

#### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: customer.services@southhams.gov.uk.

#### VIEWINGS

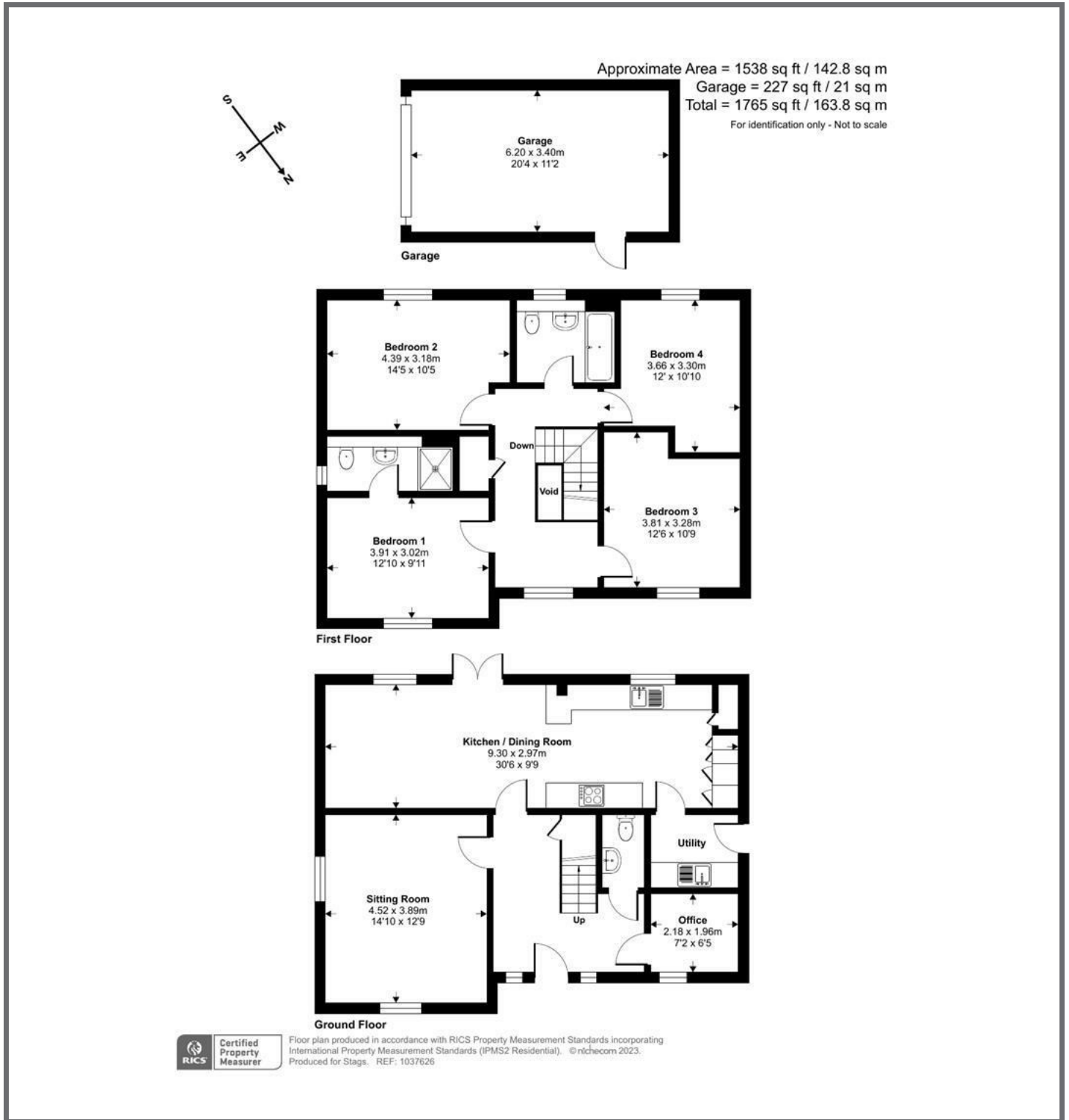
Strictly by prior appointment with Stags Totnes office Tel: 01803 865454.

#### DIRECTIONS

From Stags Totnes office take the A385 out of Bridgetown travelling up the hill and turning right onto Blackpost Lane. Continue along the lane to the end of the road and turn right at the junction on to Weston Lane. Take the second right to Jacks Close where the property will be found on the left.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs	85	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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