



12 Jacks Close



Torquay 8 miles, Plymouth 24 miles, Exeter 29 miles

A well-presented family home within an exclusive development in Totnes.

- Energy efficient family home
- Three double bedrooms
- High level of finish throughout
- Remainder of NHBC warranty
- Garage and parking
- Freehold
- Council Tax Band D

Guide Price £500,000

SITUATION

Jacks Close 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 and 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 approximately 6 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

12 Jacks Close is a beautifully presented and well laid out family home. The property boasts spacious and light accommodation throughout, including a kitchen/dining room, separate sitting room with double doors leading to the garden. There are three good sized bedrooms with the master benefitting from an ensuite shower room whilst the remaining bedrooms are served by a smartly finished family bathroom. Outside there is a sunny, south westerly facing garden with raised decking, parking and garage.

ACCOMMODATION

The ground floor comprises of a large kitchen/dining room with a range of integrated appliances as well as a range of fitted base and wall units. Under the stairs is the ground floor WC. Beyond this a spacious family sitting room with ample space for seating and French doors that lead out onto the rear garden and the raised area of decking with views across Totnes and over towards Dartmoor.

On the first floor there are two double bedrooms and the family bathroom. The family bathroom comprises of a bath with shower over, WC and basin. Stairs lead to the second floor where the large master bedroom that spans the length and width of the building. The

bedroom has a Juliet balcony to the front with Velux windows on the southern side meaning that the room is filled with natural light. The ensuite is well appointed and finished to a high level with walk in shower, WC and basin.

OUTSIDE

There is parking for two vehicles to the rear of the property as well as a single garage with up and over door and power. There is ample space to the side of the property and a gate leads to the rear south westerly facing garden. Here there is a sizeable, raised area of decking terrace with smart balustrade which is perfect for enjoying the afternoon/evening sun and steps lead to a lower section of garden which is laid to lawn and fully enclosed making it suitable for children and pets. In the garage there is a washing machine, electrical points and an electric car charging port.

SERVICES

Mains gas, electricity, water and drainage. Council Tax band D.

AGENTS NOTES

Subject to planning approval - A two storey extension at the side of the property. Please call the office for more details.

LOCAL AUTHORITY

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

VIEWING

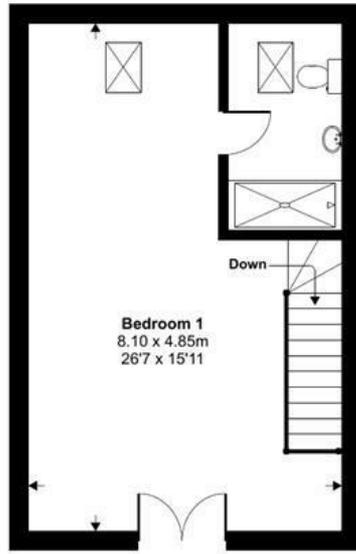
Strictly by prior appointment with Stags Totnes office Tel: 01803 865454.

DIRECTIONS

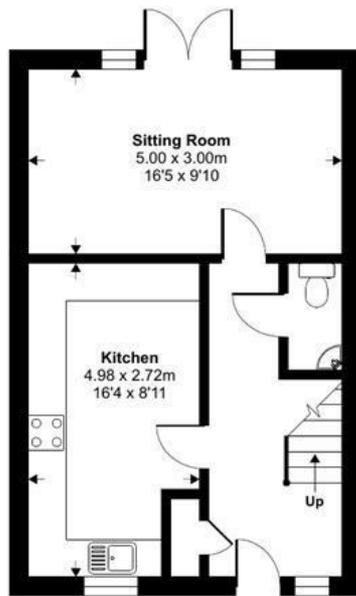
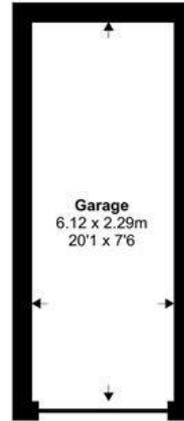
From Stags Totnes office take the A385 out of Bridgetown travelling up the hill and turning right onto Blackpost Lane. Continue along the lane to the end of the road and turn right at the junction on to Weston Lane. Take the second right to Jacks Close.



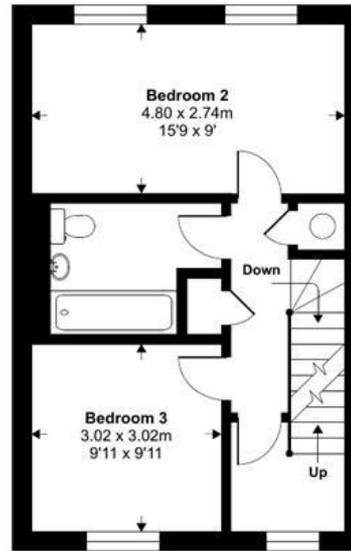
Approximate Area = 1327 sq ft / 123.3 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1478 sq ft / 137.3 sq m
 For identification only - Not to scale



Second Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 889548

These particulars are a guide only and should not be relied upon for any purpose.

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	85	95
(69-80) C	(55-68) D		
(46-65) E	(35-54) F		
(21-45) G	(1-20) G		
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

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