



Bond
Oxborough
Phillips

Changing Lifestyles

Paws Cottage
Roborough
Winkleigh
Devon
EX19 8TE

£775 per month Unfurnished



Changing Lifestyles

01805 624 426
torrington.rentals@bopproperty.com

Paws Cottage, Roborough, Winkleigh, Devon, EX19 8TE



- 2 Bedrooms
- 1 Reception
- Enclosed Rear Garden
- Driveway Parking
- EPC: E
- Council Tax Band:



✦
Situating in a pretty, rural and secluded location, is this snug two bedroom barn conversion, available to rent unfurnished.

The home is approached via a shared driveway leading to its own parking area. From here, stepping in through the front door, an `L` shaped hallway leads to a fitted kitchen that overlooks the garden and gives access to a dual aspect living room with access to the enclosed rear garden along with patio doors opening back out to the front. To the first floor are two double bedrooms (B1 with a fitted wardrobe space) and a modern shower room..



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The rear garden enjoys a good amount of privacy, is lawned with planted borders and is fully enclosed, with a patio area and use of a metal storage shed . The home is available to view immediately.

EPC Rating: E

Council tax is band A

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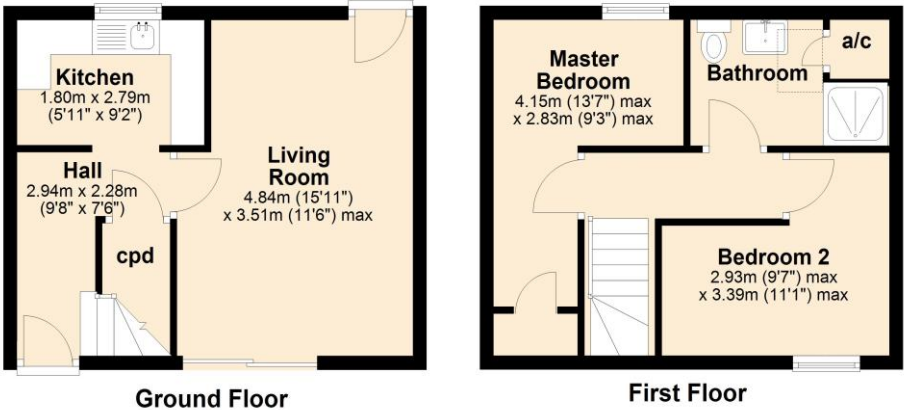
Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

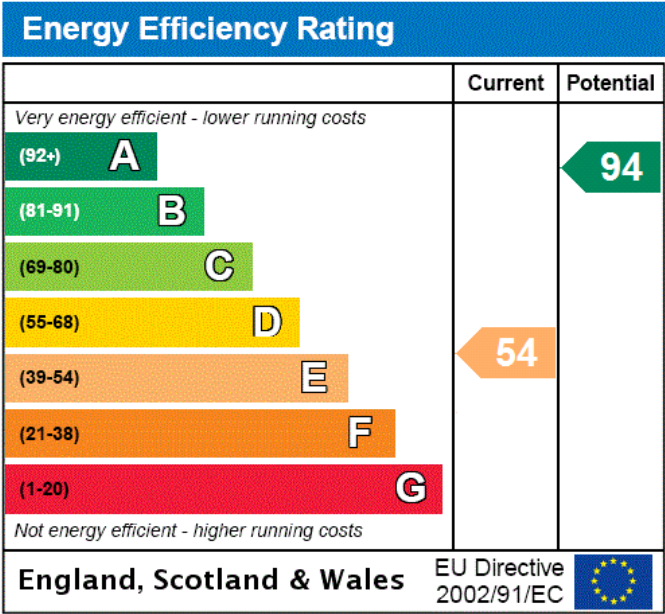
Please do not hesitate to contact the team at Bond
Oxborough Phillips Sales & Lettings on

01805 624 426

For more information or to arrange an
accompanied viewing on this property.



BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.



Directions

Leaving Torrington on the B3227 towards Atherington and South Molton, passing through the hamlet of High Bullen, and shortly after passing the Cranford Inn on your right take the right turning at the crossroads signposted Roborough. Continue on this road, passing through Sherwood Green, and after passing through Ebberley Hill, take the second turning on your right, signposted Dolton. After a short distance the lane to the property will be found on your left hand side with Glenmore & Kingswold clearly displayed. Continue down the lane bearing to the right and then following this until reaching the next driveway which is found to your left hand side with a signposted for Kingswold & Devon clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.