



Bond
Oxborough
Phillips

Changing Lifestyles

4 Cavalier Court
New Road
Torrington
Devon
EX38 8EB

Starting Price of: £150,000



Changing Lifestyles

01805 624 426
torrington@boproperty.com

4 Cavalier Court, New Road, Torrington, Devon, EX38 8EB



- Town centre location
- Two bedrooms
- Gas central heating
- Double glazing
- Enclosed court yard garden
- Parking
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- EPC: C
- Council Tax Band: A

Located in the very heart of Great Torrington, this beautifully updated two-bedroom end-terraced home presents a rare opportunity to own a stylish and conveniently situated property with some of the most breathtaking views in the area. Set in an elevated position, the front-facing windows look out across the surrounding countryside, offering scenic, uninterrupted vistas that change with the seasons.

Internally, the property has been tastefully modernised and is ready for immediate occupancy. The ground floor welcomes you into a light and spacious open-plan living area, ideal for modern day living and entertaining. The space flows seamlessly into a recently fitted contemporary kitchen, complete with modern units, worktops, and integrated appliances. New flooring has been laid throughout the ground floor, enhancing the clean and fresh aesthetic, and the entire property has been redecorated in neutral tones to create a calm, welcoming atmosphere. A convenient downstairs WC adds practicality for guests and everyday use.

Upstairs, you'll find two generous double bedrooms, each filled with natural light and offering flexible space for sleeping, working from home, or additional storage. The main bathroom is well-appointed and continues the home's modern style.

Outside, a small but useful court yard area with a shed with power, the surrounding countryside is virtually on your doorstep. With the town centre just a short walk away, everything you need—local shops, cafes, schools, and transport links—is within easy reach, making this a truly convenient and comfortable place to live.

Great Torrington is a historic and picturesque market town perched on a hilltop in the heart of North Devon. It is surrounded by 365 acres of common land, providing miles of open countryside for walking, wildlife spotting, and exploring. The area is particularly popular with outdoor enthusiasts, thanks to easy access to the Tarka Trail—a renowned walking and cycling route that follows the gentle gradients of a former railway line, meandering alongside the River Torridge toward Ilfracombe in the north or Meeth in the south.

Whether you're looking to downsize, invest, or step onto the property ladder, this home offers a unique combination of modern comfort, unbeatable views, and a lifestyle rich in community and countryside charm.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



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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.

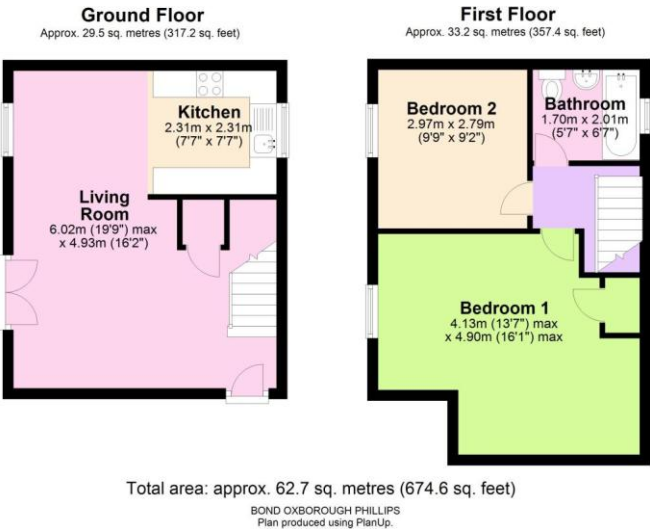


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Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Directions

From our office follow the road down to the end on your right will be a gate that leads you into the court of Caviller Court

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.

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