Bond Oxborough Phillips

Changing Lifestyles

123 Mill Street
Torrington
Devon
EX38 8AW

Starting Price: £185,000 Freehold

Changing Lifestyles

01805 624 426
torrington@bopproperty.com

123 Mill Street, Torrington, Devon, EX38 8AW

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- A deceptively spacious cottage
- Three double bedrooms
- Attic room
- Log burning stove
- Beautiful character features
- Enclosed rear garden
- EPC: E
- Council Tax Band: C

A Period home in a modern coat - Tucked away on one of Torrington's most sought-after roads, number 123 Mill Street is a hidden treasure. Set proudly on a generous plot amidst an attractive road of period homes, this charming property offers a rare combination of character and convenience.

Surrounded by traditional cottages and nestled within the historic heart of the town, the home enjoys glimpses of the rolling hills of the Torridge Valley and the picturesque village of Taddiport from the rear bedroom window, a view that perfectly complements the timeless feel of this delightful house.

Colour washed rendered elevations beneath a slate roof, the property exudes authenticity and warmth. Inside, the accommodation comprises a bright and airy kitchen, with a pleasant open aspect over the garden, a space where natural light floods in and frames the outdoors beautifully.

Upstairs, you'll find two double bedrooms, a single bedroom, and an additional attic room offering flexible space for a home office, hobby room or occasional guest accommodation.

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One of the property's standout features is its garden, a truly special space that reflects the care and attention of the current owner. Immediately off the kitchen is a gravelled seating area, an ideal spot to enjoy a glass of wine in the evening sun or entertain friends on long summer evenings. Beyond this, the garden becomes more established and secluded, with mature planting, a pergola draped in greenery, and a sense of peace that's hard to find so close to the town centre.

Despite its tranquil feel, the property is only a short stroll from the town square and local amenities. While parking in Torrington is often at a premium, residents here can take advantage of the town's annual permit scheme, offering convenient access to nearby public car parks.

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.

Heating: Gas combination boiler

Mains water - Mains electric - Mains drainage - Landline telephone.

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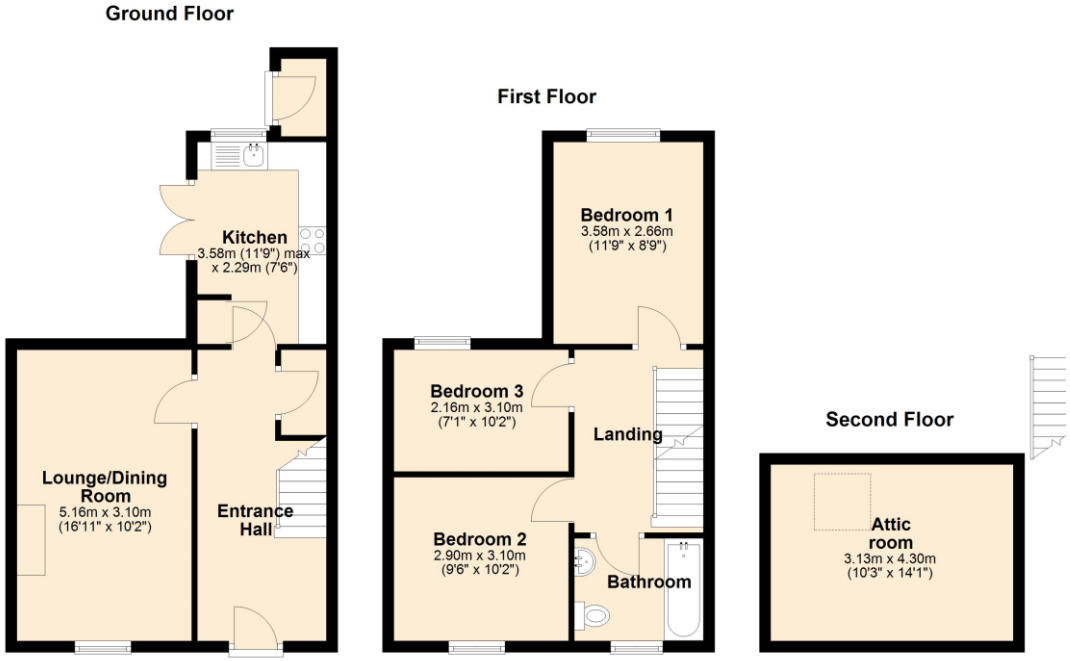
Floorplan



While every attempt has been made to ensure accuracy, all measurments are approximate, not to scale. This floor plan is for illustrative purposes only.
Plan produced using PlanUp.

Directions

On foot from Torrington Square proceed up the hill along South Street passing the Co-op and the public car park on your left hand side. At the top as the road bears right into Whites Lane, continue straight on and down the hill into Mill Street where No 123 will be found on your left hand side . Alternatively, by car from Torrington take the A386 (New Street) towards Bideford and upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Follow the road through the bends and before Taddiport Bridge, take the left hand turning into Mill Street where No 123 will be found on the right hand side.

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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We are here to help you find and buy your new home...

2 Well Street
Torrington
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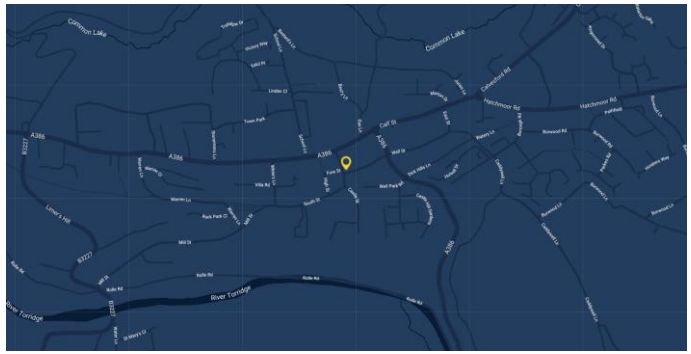
EX38 8EP
Tel: 01805 624 426
Email: torrington@bopproperty.com

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.

Office photo to follow shortly

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

01805 624 426

for a free conveyancing quote and mortgage advice.