



Bond
Oxborough
Phillips

Changing Lifestyles

57 Holwill Drive
Torrington
Devon
EX38 7LQ

Offers In Excess Of: £199,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

57 Holwill Drive, Torrington, Devon, EX38 7LQ



- No Onward Chain
- Spacious rooms
- Council Tax Band: B
- EPC: C
- Short walk to the town centre
- Private garden
- Attached Garage
- Safe walking distance to schools



Offered with no onward chain is this charming 2-bedroom semi-detached property with its' very own driveway and garage. Just a short walk away from the heart of the market town of Great Torrington.

Just to the left of your drive, you will find the welcoming porch with steps leading you up to your new home. Walking through your front door, you are faced with a spacious living room filled with natural light from the attractive bay window. Straight through the characterful archway in front, you enter your spacious kitchen with room for a dining table and direct access out to your garden



Back through the living room and up the stairs, you will find your bright, modern bathroom and two generous size bedrooms. The master bedroom benefits from built in storage and has distant views over the commons and surrounding countryside. Your second bedroom overlooks your garden space; a sizable patio, perfect if you want privacy and a low maintenance garden. From the patio there are two steps down to access your garage which also has light and power connected, so if you want a separate work space, or even just room for storage, this could be ideal for you!

Great Torrington itself benefits from lots. It has 360 acres of common for walks, runs and picnics, it's also on the tarka trail route which stretches from Mid Devon to the North Devon coasts, a theatre, cinema, swimming pool and a range of independent shops. The property itself is a safe short walk to both the primary school and the impressive secondary school, whilst also being close to the heart of town, so it's perfect for small families as well.

The vendor informs us that the property is thought to be constructed of traditional construction under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

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Heating: Gas boiler.
Mains water - Mains electricity - Mains
drainage - Landline telephone.

Broadband coverage: Super-fast
available 80mbps (information taken
from Ofcom checker)

Mobile phone coverage: Available onsite
(see Ofcom)



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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.

Directions

From Torrington Square take the Well Street exit and at the road junction turn left. At the mini roundabout with the Fire Station directly in front of you, turn right and proceed to the next roundabout whereupon take the B3227 signposted South Molton. Turn right into Borough Road and proceed to the bottom taking the right hand turning into Holwill Drive. Upon entering Holwill Drive, follow the road as it bears left and continue to just before the right bend when road turns to brick, where you will find the property to the right of you with for sale board 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.

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