



Bond
Oxborough
Phillips

Changing Lifestyles

10 Borough Road
Torrington
Devon
EX38 7NA

Asking Price: £240,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com



Nestled within the popular Borough Road, this well presented three-bedroom semi-detached home enjoys a convenient position within walking distance of Great Torrington's town centre, highly regarded schools and everyday amenities. Lovingly improved and maintained by the current owners, the property has benefited from considerable time, care and investment over the years, resulting in a warm, welcoming and exceptionally versatile family home that is ready to move straight into.

The property has also been thoughtfully extended above the garage, creating a much larger family bathroom along with an additional bedroom, significantly enhancing the overall accommodation and practicality of the home. Approaching the property, you are welcomed by a resin driveway providing off-road parking for one vehicle and access to the integral garage. The attractive resin pathway continues around the side of the home and into the rear garden, while a neat lawn to the front provides a pleasant and well-maintained first impression.

Stepping inside, the entrance porch offers a practical space for coats and shoes before leading into the spacious living room. This inviting reception room enjoys an attractive outlook over the front of the property, filling the room with natural light, while an electric fireplace creates a cosy focal point. Stairs rise to the first-floor accommodation, and a doorway leads through into the kitchen/dining room.

The kitchen has been designed with family living in mind, offering an excellent range of storage and work surface space while comfortably accommodating a dining table and chairs. Bright, light and airy throughout, this sociable room is perfect for everyday family life as well as entertaining friends and family.

Outside, the generous corner plot is a particular feature of the home. The enclosed rear garden has been thoughtfully landscaped to create a wonderful outdoor space with a large resin seating area ideal for alfresco dining, a level lawn for children and pets to enjoy, and attractive planted borders adding colour and interest throughout the seasons. A useful rear access door leads directly into the garage, providing excellent storage or workshop potential.

The first-floor accommodation continues to impress. Bedroom One is a comfortable double room positioned to the rear of the property, complete with fitted wardrobes and delightful views across the rear garden. Bedroom Two is another generous double bedroom situated at the front, enjoying attractive open views. Bedroom Three, created as part of the extension, is a spacious small double bedroom positioned to the front of the property, also benefitting from open views and a useful built-in storage cupboard.

An interesting and versatile feature of the first floor is the original bathroom space, now forming a walk-through area leading to the extension. This adaptable room offers excellent potential as a home office, study, dressing area, nursery or hobby room, allowing purchasers to tailor the accommodation to suit their own lifestyle.

Completing the first floor is the impressive family bathroom. Significantly enlarged during the extension, this beautifully proportioned room comprises a panelled bath with shower over, wash hand basin and WC, while a large obscure glazed window to the rear floods the room with natural light.

This wonderful home perfectly balances comfortable family living with flexible accommodation, generous outside space and a highly convenient location. Whether you are searching for your first family home or looking to upsize, this property offers a fantastic opportunity to purchase a home that has been lovingly cared for and thoughtfully improved over many years.

including supermarkets, independent shops, cafés, restaurants, healthcare facilities and highly regarded primary and secondary schools.



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Floorplan



Directions

From Torrington Square take the Well Street exit and at the road junction turn left. At the mini roundabout with the filling station on the right hand side, turn right and proceed until the next roundabout whereupon take the B3227 signposted South Molton. Turn second right into Borough Road and the property will be found after a short distance down the hill on the right hand side with For Sale board 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.

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