



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 2
14 Cornmarket Street
Torrington
Devon
EX38 8EY

Asking Price: £110,000 Leasehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

Flat 2, 14 Cornmarket Street, Torrington, Devon, EX38 8EY

- No Onward Chain
- Town Centre Location
- Two Storey Maisonette
- Two Bedrooms
- Lounge/Diner
- Utility
- Small Courtyard
- Leasehold
- EPC: D
- Council Tax Band: A



Whether you're taking your first step onto the property ladder, searching for a low-maintenance home, or looking for an investment in a thriving North Devon town, this well-proportioned two-bedroom maisonette offers comfortable living in a wonderfully convenient location. Positioned in the heart of Great Torrington and available with no onward chain, the property places everyday amenities quite literally on your doorstep.

Arranged over two floors, the accommodation has been thoughtfully laid out to create practical and comfortable living spaces. The ground floor comprises a spacious lounge/dining room, providing ample room to relax, entertain or enjoy family meals. Sliding patio doors allow natural light to flood the room while opening directly onto a courtyard garden – an ideal spot to enjoy a morning coffee, dine outdoors during the warmer months or simply create a low-maintenance outdoor retreat. Completing the ground floor is a fitted kitchen alongside a useful utility room.

Upstairs, the property offers two well-sized bedrooms served by a family bathroom, creating a layout that is equally suited to couples, small families or those requiring a dedicated home office.

Beyond the front door lies everything that makes Great Torrington such a sought-after place to call home. This historic market town enjoys a strong sense of community and offers an excellent range of independent shops, cafés, pubs, restaurants and everyday amenities, alongside supermarkets, schools, healthcare facilities and leisure opportunities. The renowned Pannier Market and The Plough Arts Centre provide regular markets, live performances, exhibitions and community events throughout the year, giving the town a vibrant cultural atmosphere.

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Nature lovers will appreciate immediate access to the famous Torrington Commons, with over 365 acres of beautiful woodland, open countryside and scenic walking trails to explore throughout the seasons. The popular Tarka Trail is also within easy reach, offering miles of traffic-free walking and cycling through some of North Devon's finest landscapes.

For those commuting or exploring further afield, Great Torrington benefits from regular bus services connecting to Barnstaple, Bideford, Bude and the surrounding villages. Barnstaple railway station, approximately 12 miles away, provides direct rail connections to Exeter, where onward services connect to destinations across the South West and beyond.

When it's time to enjoy the coast, some of North Devon's award-winning beaches are within easy reach. The golden sands and surfing beaches of Westward Ho!, Instow, Saunton Sands and Croyde are all perfect for family days out, watersports or coastal walks, while the dramatic South West Coast Path offers breathtaking scenery in every direction.



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.

Combining spacious accommodation, low-maintenance living, outdoor space and an enviable town centre position, this two-bedroom maisonette presents an excellent opportunity to enjoy all that Great Torrington and the North Devon lifestyle have to offer.

The vendor informs us that the property is thought to be constructed of a mixture of stone, brick, cob and render under a slate roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Gas boiler

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

Broadband coverage: Superfast available up to 80mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

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Floorplan and EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	70 C
39-54	E		
21-38	F		
1-20	G		

Directions

From our office, cross the road and continue by foot through the alleyway opposite to the end bearing right to where the front door can be found on your left hand side.

What3Words - [///device.rigid.incensed](https://www.what3words.com/#!/device.rigid.incensed)

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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