



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

20 Morton Drive  
Torrington  
Devon  
EX38 7AS

**£1,100 per month**



Changing Lifestyles

01805 624 426  
[torrington.rentals@bopproperty.c](mailto:torrington.rentals@bopproperty.c)

20 Morton Drive, Torrington, Devon, EX38 7AS

ENTER TEXT HERE

- Semi detached Home
- Three Bedrooms
- Country side Views
- Redecorated Throughout
- Kitchen/Diner
- Parking & Garage
- EPC: C
- Council Tax Band: C



Set in a desirable peaceful location in the centre of Torrington, this well presented three-bedroom home combines spacious living with sweeping views across the North Devon country side.

Stepping into the property, a light welcoming entrance hall leads to a generous dual aspect living room. French door sat the rear open onto a low maintenance timber decked garden area. The spacious kitchen/diner offers plenty of cabinet storage, surface space and dining room for family meals and entertaining, supported by a convenient



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Upstairs the property offers three well-proportioned double bedrooms. The master bedroom features a walk-in wardrobe area. A modern family bathroom completes the first floor. Also offered on the same floor is a handy cloakroom & large storage cupboard.

The home enjoys off road parking with a driveway leading to a garage which can also be accessed from the garden.

Location is a massive plus with this property being just a 5 minute walk from Torrington Town Centre yet surrounded by open fields. Another fantastic benefit is that you are only a 15-minute walk from the popular Tarka Trail which runs in and out of Torrington. Walking or cycling, you can experience the best this beautiful area has to offer.

Available for occupation from 1st September - don't miss out!

This property will be let unfurnished.

**EPC Rating: C**

We have been advised that the council tax is band C (information taken from gov.uk council tax checker).

The water is serviced by mains water & sewerage.

The electricity is supplied by mains electric. The heating is served by a gas fired boiler.

Fibre broadband is available (information pertaining to speeds are available from <https://checker.ofcom.org.uk/> or <https://www.openreach.com/fibre-checker/>). Please note that it is not the landlords responsibility to provide a fixed telephone line to the property and any prospective tenant should check this before committing to a tenancy.

Mobile phone coverage: Limited to some networks indoors and likely for all outdoors (see Ofcom checker for further information)

The rent for the property is £1100.00 per calendar month, exclusive of all outgoings and payable monthly in advance. The property will be let on a assured periodic tenancy.

Please note that there will be one weeks holding deposit to secure property which equates to £253.00.

In addition to the first months rent a deposit of £1269.00 will be required. Bond Oxborough Phillips Lettings will pay the deposit to the Deposit Protection Service DPS, (the government run scheme). Following receipt of the deposit, The DPS will provide confirmation to you. The full details are available on their website [www.depositprotection.com](http://www.depositprotection.com).

**Please Note Permitted Payments:**

- One weeks holding deposit to secure property. This will go against the first months rent providing that you do not withdraw your application or do not disclose vital information.

- £50 Inc VAT administration fee for any changes to the tenancy (when requested by the tenant).

- Early termination fee (only when agreed in writing from the landlord), £50 Inc VAT administration fee plus any agreed reasonable costs (as agreed with landlord).

- Lost Keys / Security Devices, replacement will be charged at cost to the tenant. Charges can be upto £30 Inc VAT.

- Late rent. We reserve the right to charge interest; this can be added to each day after the rent due date. Charged at an annual percentage rate of +3% above the Bank of England base rate until full payment is made.

The property is let as seen. Standard references will be required. Please note that all measurements are only approximate and are purely given as a guide. Please refer to Bond Oxborough Phillips Lettings guidance notes for prospective tenants.

If you would like to view the property, or if you require any further information, please do not hesitate to contact Bond Oxborough Phillips Lettings.

Viewing is strictly through BOND OXBOROUGH PHILLIPS LETTINGS and by appointment only.

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ENTER TEXT HERE

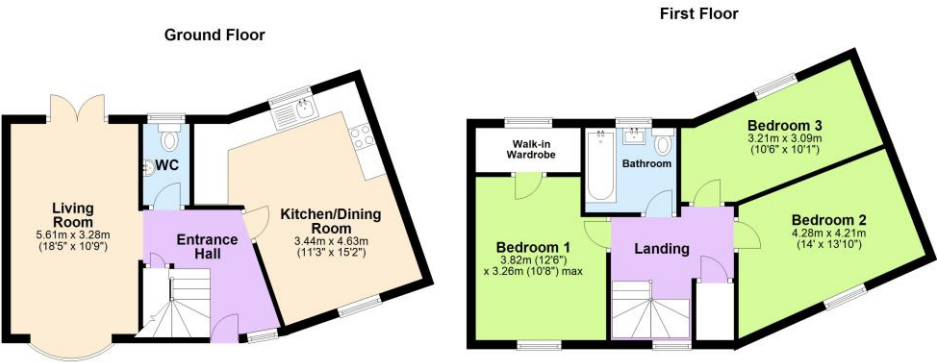


## Have a property to sell or let?

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.

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.



Total area: approx. 87.9 sq. metres (946.5 sq. feet)  
BOND OXBOROUGH PHILLIPS - Purely for illustration  
Plan produced using PlanUp.

### Directions

From Torrington Square, take the Well Street exit and at the junction turn left. At the mini roundabout, with the Fire Station in front of you, turn right onto Calf Street. Take the 1st left into Morton Drive, take the first right where the home will be found on your left hand side.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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