Bond Oxborough Phillips

Changing Lifestyles

13A
Well Street
Torrington
Devon
EX38 8EP

Asking Price: £120,000, Leasehold

Changing Lifestyles

01805 624 426
torrington@boppropertyy.com

13A, Well Street, Torrington, Devon, EX38 8EP

- No Onward Chain
- 2 Bedrooms
- Ground Floor Flat
- Private Courtyard
- Brand new Kitchen and Flooring Throughout
- Town Centre Location
- EPC: C
- Council Tax Band: A

Situated in the heart of the popular market town of Great Torrington, sits this well-presented ground floor, two-bedroom maisonette offering comfortable accommodation and the rare benefit of a private courtyard garden.

Upon entering the property, you are welcomed into an inviting living room that offers a cosy atmosphere. The generous proportions make it an ideal space for both relaxing and entertaining. Leading off the living room is the well-sized master bedroom, featuring a large window that floods the room with natural light. Its unique shape adds character and charm, creating a distinctive and appealing space.

The brand-new fitted kitchen has been finished to a high standard, offering modern and neutral décor. A characterful stable door provides direct access to the private courtyard, enhancing the property's character while creating a seamless connection between indoor and outdoor space. The enclosed courtyard is a standout feature of the home, offering a private outdoor retreat with both sheltered and open areas, making it ideal for enjoying throughout the year. Whether relaxing outdoors or entertaining friends and family, this versatile space provides a valuable extension to the living accommodation.

Through the living room, an inner hallway leads to the bathroom, (which is well laid out and fitted with a three-piece suite) a useful storage cupboard, and the second bedroom which is bright and versatile, and could comfortably accommodate a single bed, desk or additional storage, making it ideal as a guest room, home office or spare room. Offering hints of character, modern improvements and a convenient location close to local amenities, 13A Well Street presents an excellent opportunity for those seeking a home in the heart of Great Torrington.

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The property is thought to be constructed of brick and block under a tiled 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: Super-fast available up to 80mbps (information taken from Ofcom checker)

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

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.

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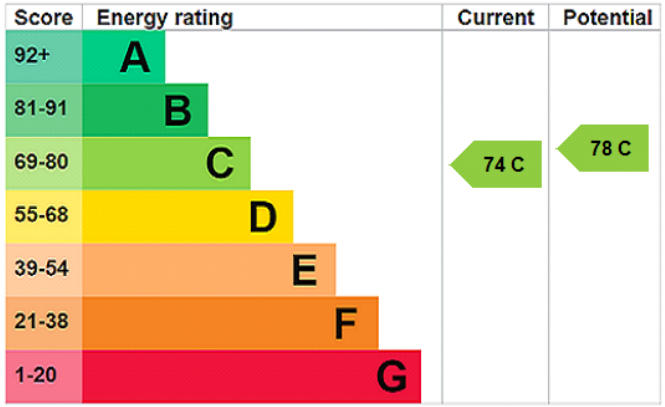
Floorplan



Directions

The property is located a few meters from our office where we would be happy to meet you. Parking is available in the town square, but limited to 30 minutes, there is additional bay parking at the bottom of Well Street which is also a short walk from the property. Well Street is accessed off of New Road (A386 signed for Okehampton).

What3Words: ///samples.geek.pylons

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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