Bond Oxborough Phillips

Changing Lifestyles

8A Mill Street
Torrington
Devon
EX38 8AL

Asking Price: £235,000 freehold







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01805 624 426
torrington@boppproperty.com

8A, Mill Street, Torrington, Devon, EX38 8AL

- Spacious three-bedroom terraced family home
- Generous reception room with a log burner and space for dining.
- Practical fitted kitchen with access to a courtyard garden.
- Three bedrooms, including a large master bedroom
- Master bedroom has direct access to the rear garden.
- Landscaped, low-maintenance rear garden with patio and artificial lawn.
- Private parking with a useful garden shed and outdoor power sockets.
- Conveniently located for Great Torrington town centre, countryside, common land and the Tarka Trail.
- EPC: TBC
- Council Tax Band: C







Welcome to 8A Mill Street, Great Torrington spacious three-bedroom terraced family home, in Great Torrington. From the front, the property may appear modest, but step inside and you will find a surprisingly generous and well-planned home, offering good-sized living accommodation together with a lovely landscaped rear garden and private parking.

The property is approached via a small front garden, with a pleasant seating area providing the perfect spot to sit and enjoy a morning coffee.

Inside, you are welcomed into a lovely-sized reception room, centred around a log burner which creates a warm and cosy feel. There is plenty of space for sofas as well as a dining table and chairs, making this a versatile family and entertaining space.

A few steps lead up into the kitchen, which is a practical and well-used space, fitted with a stylish range of kitchen units and providing access out to a small courtyard garden area.

Upstairs, the property offers three bedrooms. Bedroom Two is positioned to the front of the property and benefits from lovely countryside views. Bedroom Three is a useful single bedroom, ideal for a child, home office or occasional guest room.

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Bedroom One is a fantastic-sized room and a real feature of the property, with a vaulted ceiling and Velux window providing plenty of natural light. A door lead directly from this room out into the rear garden, creating a lovely connection between the bedroom and outside space.

The rear garden has been thoughtfully landscaped to provide an attractive and low-maintenance outdoor area, with a patio and artificial lawn making it easy to enjoy without the upkeep of a traditional lawn. There are also outdoor power sockets, adding further practicality to the space.
Beyond the garden is a private parking area for the property, which is easily accessed from Rack Park Close. The parking area also benefits from a useful garden shed, providing additional storage.

Great Torrington is a vibrant market town set high above the surrounding countryside and is well known for its strong community feel, independent shops, cafés and local amenities. The town is surrounded by over 365 acres of common land, providing a wonderful area for walking, enjoying the outdoors and taking in the surrounding countryside.

The popular Tarka Trail is also easily accessible, winding through the beautiful North Devon countryside with gentle gradients making it ideal for walking and cycling. The trail stretches north towards Ilfracombe and south towards Meeth, offering plenty of opportunity to explore the surrounding area.

Agent Notes: The property is subject to a flying freehold.

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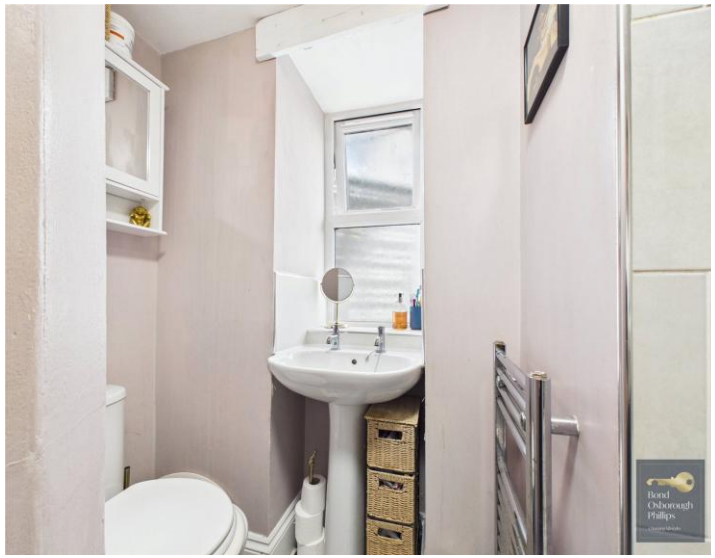











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Floorplan



Directions

On foot from Torrington Square proceed up the hill along South Street passing the Co-op and the public car park on your left hand side. At the top as the road bears right into Whites Lane, continue straight on and down the hill into Mill Street where No 8A will be found on your right hand side with a number plate clearly displayed. Alternatively, by car from Torrington take the A386 (New Street) towards Bideford and upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Follow the road through the bends and before Taddiport Bridge, take the left hand turning into Mill Street where No 8a will be found on the left hand side with a number plate and 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.

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.

We are here to help you find and buy your new home...

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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.

Office photo to follow shortly

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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for a free conveyancing quote and mortgage advice.

