Bond Oxborough Phillips

Changing Lifestyles

12 Hunters Wood
Torrington
Devon
EX38 7NX

Asking Price: £180,000 Freehold







01805 624 426
torrington@boppproperty.com

12 Hunters Wood, Torrington, Devon, EX38 7NX

- Two Bedrooms
- Rooftop Views of the Countryside
- Quiet Location
- Enclosed Garden
- Kitchen/Diner
- Communal Parking
- EPC: D
- Council Tax Band: A







Set within the popular Hunters Wood development on the outskirts of Great Torrington, this 1990s semi-detached home offers a wonderful opportunity to enjoy a comfortable and practical lifestyle, with bright and well-connected living accommodation, two bedrooms and an enclosed rear garden. Raised slightly above the communal parking area, the property enjoys an attractive position with a colourful front garden providing an inviting first impression.

Stepping through the front door, you are immediately welcomed into the main living space, where the semi-open-plan design creates a lovely sense of connection between the different areas of the home. The living room flows naturally through towards the dining area at the rear, making this a particularly sociable space for everyday life. Whether relaxing in the evening, entertaining friends or simply enjoying the natural light throughout the day, the layout provides flexibility while still allowing each area to retain its own purpose. Windows to both the front and rear, together with the double garden doors, allow an abundance of natural light to travel through the accommodation, creating a bright and welcoming environment.

The dining area provides a natural transition between the living room and kitchen, with plenty of room for a dining table and chairs. From here, the rear double doors open directly onto the garden, making it easy to step outside for morning coffee, summer lunches or to simply enjoy the fresh air. The kitchen sits just off the dining area and is fitted in a practical 'L'-shaped arrangement, providing a good amount of worktop and storage space, together with designated space for a fridge/freezer and washing machine. Its position works particularly well for modern living, keeping the kitchen connected to the main living accommodation while allowing the dining area to act as the central hub of the ground floor.

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Upstairs, the bright and airy feel continues. The principal bedroom benefits from dual windows, ensuring plenty of natural light while also providing an outlook across the rooftops towards the surrounding countryside. It is a peaceful space in which to start and finish the day, with the elevated position offering glimpses of the Devon landscape beyond. Bedroom two is positioned to the rear and overlooks the garden, creating a pleasant and private outlook.

The family bathroom completes the first floor and comprises a pedestal wash hand basin, WC and bath with shower over, providing a practical space for both everyday use and relaxing at the end of the day.

Outside, the enclosed rear garden provides a lovely extension of the living accommodation. A small patio immediately outside the house offers an ideal spot for outdoor seating or dining, while steps lead upwards to the lawned garden beyond. With its elevated position, the garden is a wonderful place to sit and enjoy the afternoon and evening sunshine, whether tending to the garden, entertaining or simply relaxing at the end of the day. There is also useful side access to the garden, although it should be noted that the neighbouring property has a right of way to access the side garden gate.

With its bright accommodation, sociable semi-open-plan layout, two bedrooms and enjoyable outdoor space, this Hunters Wood home offers an appealing combination of practicality and lifestyle, whilst being ideally positioned for access to the amenities and countryside surrounding Great Torrington.

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The vendor informs us that the property is thought to be constructed of block and brick under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Gas boiler (Emersion hot water).

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

Broadband coverage: Super-fast available 71mbps (information taken from Ofcom checker)

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

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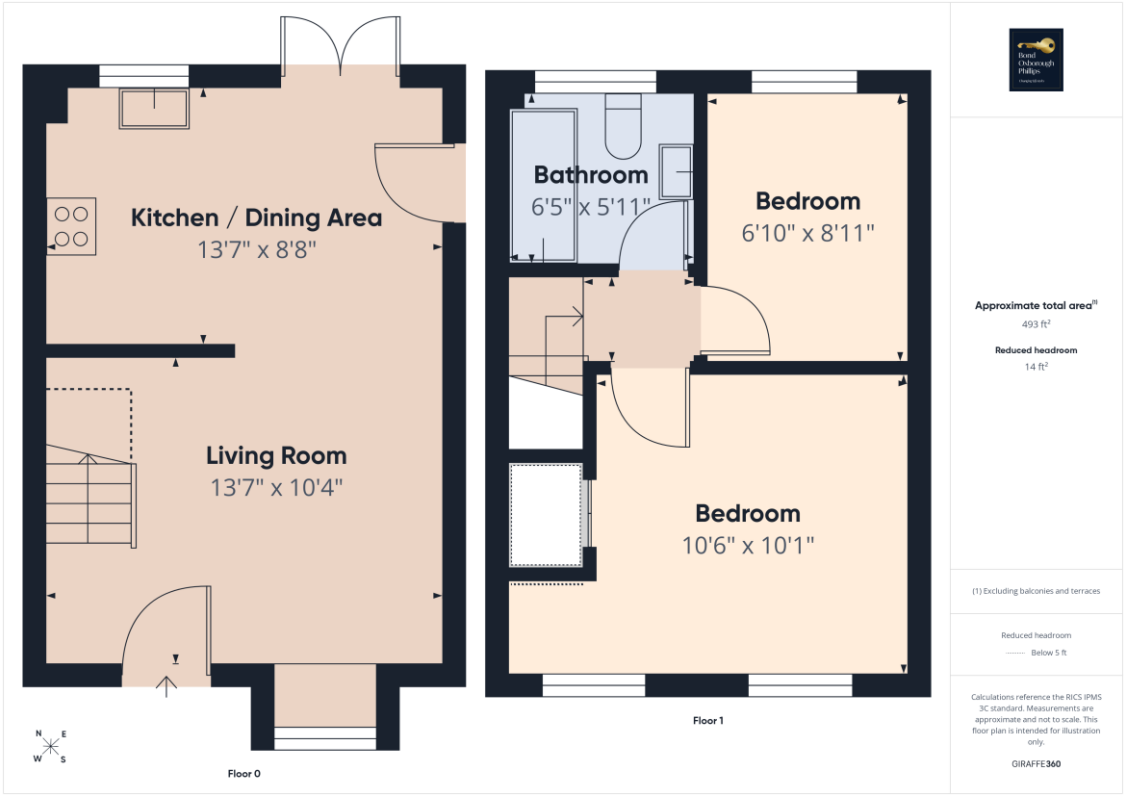
Floorplan



Directions

From Torrington town centre, take the Well Street exit and, at the junction, turn left. At the mini roundabout, take the right-hand exit signposted Barnstaple/South Molton and continue to the next mini roundabout. Here, take the B3227 signposted South Molton. Continue along the B3227 and take the second right into Borough Road. Take the first left into Burwood Road, followed by the first right into Parkes Road. As the road bears to the right, take the left-hand turning into Hunters Wood. Bear left and the property will be found directly ahead.

What3Words - ///upon.installs.shunning

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

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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.

