



Bond
Oxborough
Phillips

Changing Lifestyles

34 Morton Drive
Torrington
Devon
EX38 7AS

Offers in excess of: £230,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

- Three Bedrooms
- Parking for Multiple Cars
- Garage
- Cloakroom
- Lounge/Diner
- Enclosed Garden
- Short Walk into Town
- Glimpses of the Countryside
- EPC: C
- Council Tax Band: B



Situated on the outskirts of the historic market town of Great Torrington, this well-presented three-bedroom semi-detached home offers an appealing blend of comfortable living, practicality and lifestyle. Ideally positioned for families looking to be within easy reach of local schools and everyday amenities, whilst enjoying a little more peace and glimpses of the surrounding Devon countryside, the property offers the best of both worlds.

Having benefited from recent decoration, the home feels bright, airy and welcoming throughout, with a cosy atmosphere that makes it easy to imagine settling straight in. Well cared for and ready to move into, this is an ideal opportunity for buyers looking for a home they can enjoy from day one. With three bedrooms, an en-suite to the principal bedroom, a generous open-plan lounge/diner, a low-maintenance garden, garage and parking for multiple vehicles, the property is well suited to growing families, first-time buyers or those simply looking for a little more space.



Upon approaching the property, a small area laid to lawn creates an attractive introduction before entering the home itself. The entrance hall provides access to the principal ground-floor rooms, with the kitchen positioned to the left, a convenient cloakroom to the right and the lounge/diner straight ahead.

The kitchen is a good-sized and practical space, fitted with a range of cabinets and generous worktop areas to accommodate the needs of everyday family life. There is space for a fridge/freezer, washing machine and dishwasher. To the rear of the property, the lounge/diner spans the full width of the home, creating a wonderfully versatile living space without compromising on room for a dining table. A window and double doors overlooking and opening onto the garden allow natural light to flow throughout, enhancing the bright and airy feel. During the warmer months, the doors can be opened to create an easy connection between the indoor living space and the garden beyond.



Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom is positioned to the front of the property, where glimpses of the surrounding countryside provide a lovely outlook to wake up to. A built-in wardrobe offers useful storage, whilst the addition of an en-suite shower room brings an extra level of convenience and privacy. Bedroom two is another good-sized double, offering flexibility for family members, guests or even a comfortable work-from-home space. Bedroom three is a well-proportioned single or smaller double, depending on requirements, and could equally serve as a nursery, dressing room or home office.

Completing the first floor, the family bathroom comprises a WC, pedestal wash basin and bath with an overhead shower, providing a practical space for the household.

Outside, the rear garden has been thoughtfully improved to create an attractive, low-maintenance setting that can be enjoyed throughout the year. An initial patio provides the perfect spot for morning coffee, relaxing in the Devon sunshine or gathering with friends and family for alfresco dining during the warmer months. Beyond this, artificial grass offers a neat and easy-to-maintain finish, providing space to enjoy the outdoors without the upkeep of a traditional lawn.

Beyond the rear garden, the property benefits from access to the parking area and garage, which has electricity connected, offering useful additional storage or space for hobbies. A particularly appealing feature is the extent of the property title around the side of the house, providing further parking opportunities and accommodating multiple vehicles. This added practicality is ideal for households with more than one car, visiting family and friends, or those who require additional space for everyday convenience.

34 Morton Drive, Torrington, Devon, EX38 7AS

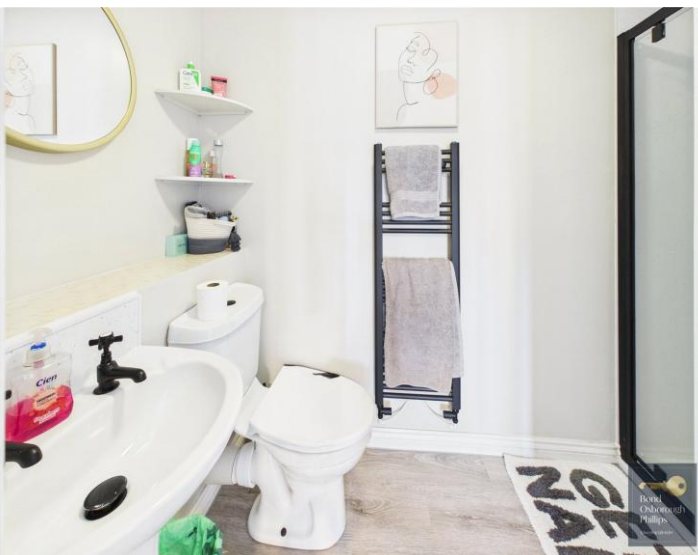
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Great Torrington is a historic market town nestled within the beautiful Torridge countryside, offering a welcoming community, a range of local shops, supermarkets, cafés, schools and amenities, alongside the Pannier Market and Plough Arts Centre. The town is renowned for the 365 acres of Torrington Commons, providing wonderful opportunities for walking, cycling and enjoying the outdoors, whilst the nearby Tarka Trail offers further scenic routes through the surrounding countryside. North Devon's stunning coastline, including Westward Ho!, Instow and Saunton Sands, is within easy driving distance, with local bus services connecting the town to neighbouring areas and rail links available from nearby Barnstaple.

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 combi boiler.

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

Broadband coverage: Super-fast available 1800mbps (information taken from Ofcom checker)

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

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Floorplan



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 first left into Morton Drive, follow the road as it bears left and take the second right where the home will be found slightly down the road on your right hand side with a For sale board and number plate clearly displayed outside.

What3Words - ///signal.shelving.spelling

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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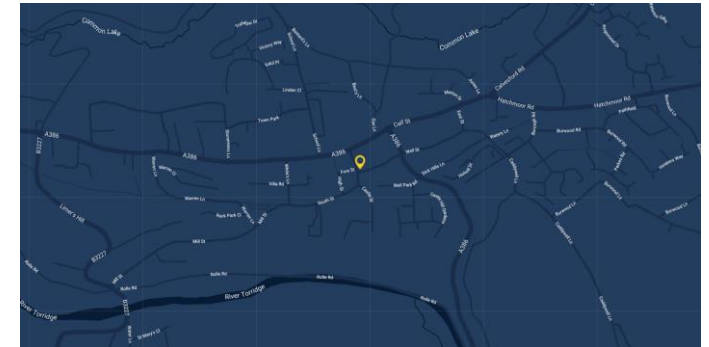
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If you are considering selling or letting your home,
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to provide you with a free valuation of your home.

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