Bond Oxborough Phillips

Changing Lifestyles

Maisonette & Shop
5 South Street
Torrington
Devon
EX38 8HE

Asking Price: £220,000 Freehold







Changing Lifestyles

01805 624 426
torrington@boppproperty.com

Maisonette & Shop, 5 South Street, Torrington, Devon, EX38 8HE





A Fantastic Town Centre Opportunity

Situated just a stone's throw from the Market Square in the heart of Great Torrington, this beautifully maintained and well-presented maisonette offers a fantastic opportunity for a variety of buyers.

Arranged over two floors, this charming property has been lovingly cared for over the years and is a wonderful example of a true turnkey home. Whether you are looking to take your first step onto the property ladder, downsize to a more manageable home or secure an attractive investment opportunity, this property deserves your attention.

Adding further appeal, the property benefits from a versatile shopfront beneath the maisonette, together with a useful storeroom incorporating plumbing and facilities for a washing machine and sink. The current owner have also created a delightful courtyard area, providing a particularly welcome outside space a feature rarely found with properties of this nature.
Further storage is available within the cellar beneath the shop, offering an impressive approximately 253 sq. ft. of space, with a ceiling height of around 5'11". This provides plenty of useful additional storage potential.

Location, location, location!

The property is ideally positioned within the town centre, just a short stroll from Great Torrington's wide range of everyday amenities. The town offers an excellent selection of independent businesses and essential services, including two greengrocers, two butchers, a Co-op, a home hardware store, public houses and a Lidl supermarket, to name just a few.

For those who enjoy the great outdoors, Great Torrington is particularly well placed, sitting on the fringes of the renowned Torrington Commons. Extending to approximately 365 acres, the Commons provide miles of beautiful countryside walks and recreational space.

The property is also conveniently located for access to the locally renowned Tarka Trail, a popular walking and cycling route largely following the former railway line. With its gentle gradients and picturesque scenery, the trail follows the course of the River Torridge, extending northwards towards Ilfracombe and inland southwards towards Meeth.

Combining a convenient town centre location, excellent presentation, useful additional space and the added benefit of a private courtyard, this is a property that offers plenty of possibilities.

Whether you're searching for your first home, looking to downsize or seeking your next investment, we strongly recommend an early viewing to fully appreciate everything on offer.









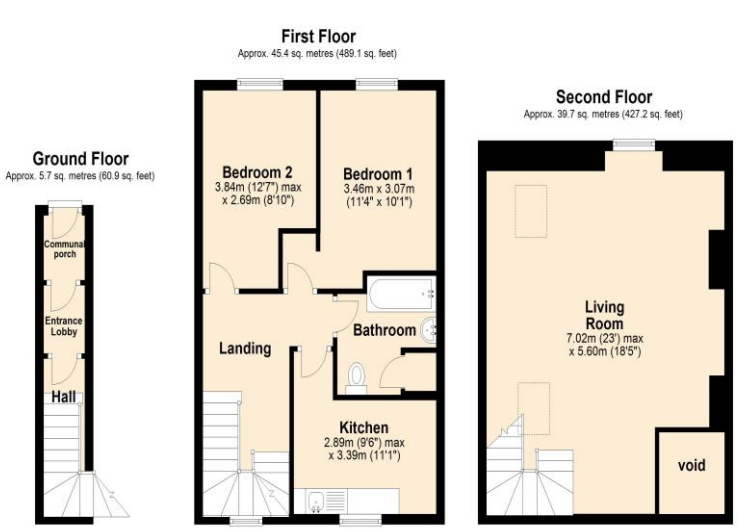


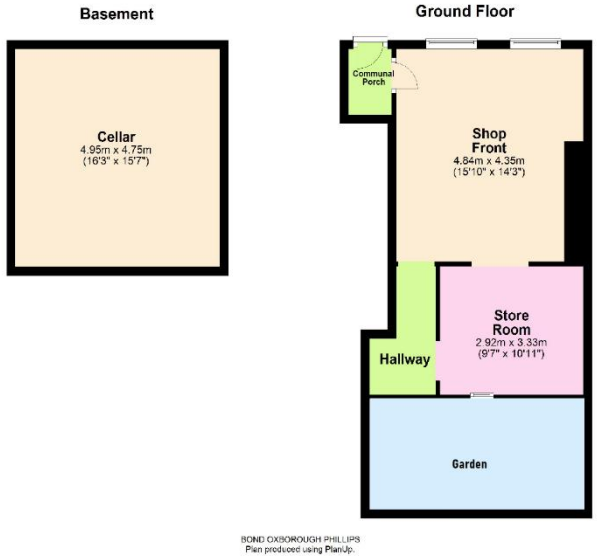


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Floorplan





Directions

From our offices by foot continue from Well Street into Cornmarket Street bearing right around the bend into South Street to where the maisonette is located on your right hand side just before the High Street.

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.