



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

20 Morton Drive  
Torrington  
Devon  
EX38 7AS

**Asking Price: £275,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@bopproperty.com](mailto:torrington@bopproperty.com)



20 Morton Drive, Torrington, Devon, EX38 7AS



- Semi-detached Home
- Three Bedrooms
- Country side Views
- Redecorated Throughout
- Kitchen/Diner
- Parking & Garage
- EPC: C
- Council Tax Band: C



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One of a kind! Have you been searching for a low maintenance family home with countryside views?

When entering this charming property the feel of spacious living really does hit you with the large entrance hall flooded with natural light flowing through the ground floor. The Kitchen/Diner being perfectly balanced with the rest of the home, most perfect for hosting friends and family. Through to the large French doors leads you to the fantastic garden which offers a landscaped garden with the luxury of low maintenance upgraded decking- perfect for those alfresco dining evenings.

20 Morton Drive itself has 3 large double Bedrooms – front to back aspect Lounge with stunning front elevation views across to the front garden & fields beyond. Also offered on the same floor is a handy cloakroom & large storage cupboard. The home enjoys off road parking with a driveway leading to a garage which can also be accessed from the garden



Location is a massive plus with this property being just a 5 minute walk from Torrington Town Centre yet surrounded by open fields. Another fantastic benefit is that you are only a 15-minute walk from the popular Tarka Trail which runs in and out of Torrington. Walking or cycling, you can experience the best this beautiful area has to offer.

Torrington Commons is 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth. you'll have plenty of time left to explore the fantastic location of Torrington and the local area.

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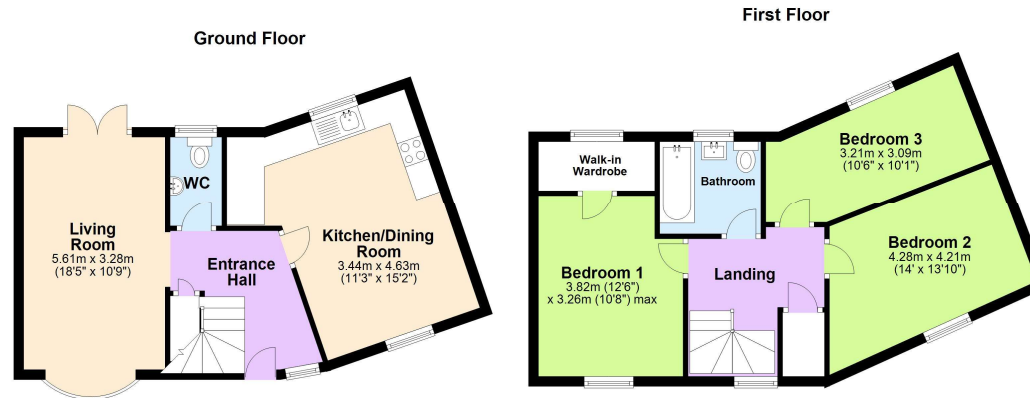


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## Floor Plan



Total area: approx. 87.9 sq. metres (946.5 sq. feet)

BOND OXBOROUGH PHILLIPS - Purely for illustration  
Plan produced using PlanUp.

## 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 1st left into Morton Drive, take the first right where the home will be found on your left hand side.

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...

2 Well Street  
Torrington  
Devon

EX38 8EP

Tel: 01805 624 426

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## Have a property to sell or let?

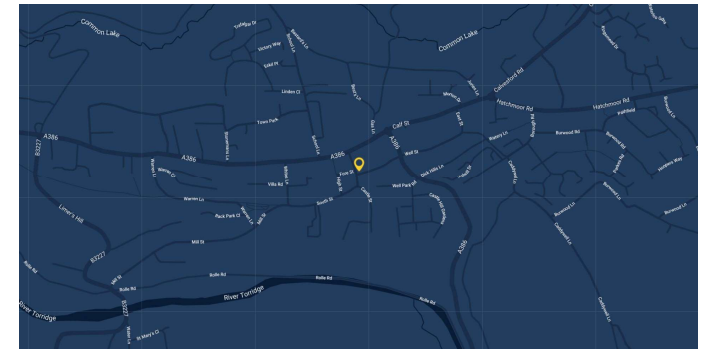
If you are considering selling or letting your home,  
please contact us today on 01805 624 426 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

Office photo to follow  
shortly

Please do not hesitate to  
contact the team at Bond  
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quote and mortgage advice.



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