



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Heywood House  
Flat 4  
Torrington  
Devon  
EX38 8HF

**Asking Price: £90,000 Leasehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

Heywood House, Flat 4, Torrington, Devon, EX38 8HF

Council Tax Band: A  
EPC: E

Welcome to this charming 1-bedroom second floor flat located in a prime town centre location. This property boasts a bright and spacious living area, perfect for relaxing or entertaining guests. Benefitting from dual aspect windows the natural lights flows throughout. The living room provides plenty of room for a dining room table should you require. The kitchen is a nice size providing ample cupboard and worktop space while still finding room for an under counter fridge and washing machine. The double bedroom is a generous size proving plenty of space for your furniture without feeling cramped. The shower room is positioned opposite the bedroom for continence.

The home is just a stone's throw away from the beautiful Torrington commons with the scenic river Torridge meandering through the valley below. The 365 acres of countryside allows for miles of scenic walks with access to the locally renowned Tarka trail, a 180 mile footpath / cycle way - mainly built on the bed of the disused Tarka line 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 are only a few minute's walk from being right in the town square where you will find all that Torrington has to offer. A local butchers, green grocers, bakery, supermarket, take away's, The Plough Arts Centre and of course the Pannier Market.

#### Agent Notes:

Maintenance Charge - £400 per year - Cleaning Charge - £25 per month  
Lease - We believe the lease has 115 remain years

The property is of solid construction with a rendered facade with a slate tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Electric storage heaters.

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

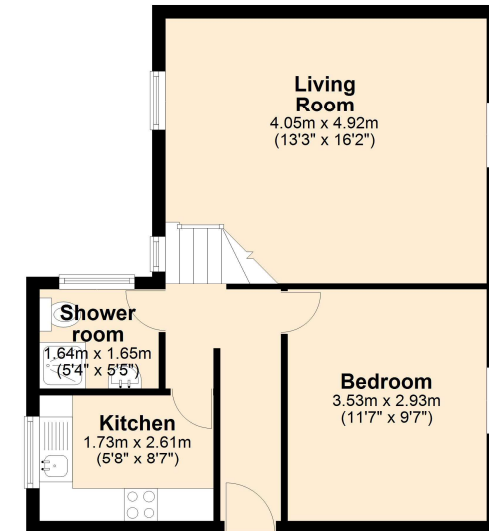
Broadband coverage: Super-fast available 80mbps (information taken from Ofcom checker)

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

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### Ground Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



Total area: approx. 44.0 sq. metres (473.7 sq. feet)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Plan produced using PlanUp.

### Directions

From our Torrington office, bear left into Cornmarket Street, follow the road around into South Street and the property will be found on your right 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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