



Bond
Oxborough
Phillips

Changing Lifestyles

74 Trafalgar Drive
Torrington
Devon
EX38 7AB

Asking Price: £240,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

74 Trafalgar Drive, Torrington, Devon, EX38 7AB

- Access Straight onto Torrington Commons
- Countryside Views
- Three Bedrooms
- Cloakroom
- Well Presented
- Parking for Three Cars
- Enclosed Garden
- Close to Amenities
- EPC: C
- Council Tax Band: C



Impeccably designed and tastefully appointed, this modern semi-detached house offers a perfect blend of style and comfort. Boasting three bedrooms, this property exudes a bright and homely ambiance, creating a peaceful sanctuary for its owners. The well-maintained interiors are a testament the current vendor, providing a stylish living space that is both inviting and functional. With amazing countryside views looking out over Great Torrington commons and parking for three cars, you may regret not coming to see this sooner.

Upon entering the property you notice the presentation put into the property has been beautifully looked after by the current owner. Very quickly you are drawn into the view staring you in the face through the large sliding doors featuring in the living room. Before we get into there, let's focus on the improvements in the cloakroom. Here has been utilised to home the washing machine and tumble dryer allowing for extra space in the kitchen. The additional unit in here provides for a useful extra bit of storage space. The kitchen indulges plenty of worktop and cupboard space and now allows room for that all important dishwasher. The rest of the kitchen includes a built in gas hob and oven, one and a half bowl sink, space for a fridge/freezer and area for a dining room table. Heading back to the living room which is positioned to the rear of the home and as I mentioned earlier has the protected view of the some 365 acre commons and the far reaching surrounding countryside which encapsulates you. A great place to sit and relax or host family and friends.



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Upstairs comprises of three bedrooms, two of which are double, and the family bathroom. The master sits to the front of the property and with improvements such as the wall panelling, this makes the room feel cosy and modernised. Bedroom two sits to the rear and enjoys the same views of the commons and countryside. Bedroom three is currently set up as a home offices but alternatively works perfectly as single room, dressing room or hobbies room. The bathroom again has been modernised, now providing a P shaped bath with overhead shower, sink with built in draws, WC and fitted towel rail.

The outside is really where you get to take advantage of the position and views gracing the property. Out of the sliding doors and onto the raised stone slabbed patio is a gorgeous space for entertaining both family and friends, maybe even indulge in some alfresco dining? Steps lead down to a section of the garden that is laid to lawn. The grassed garden space creates a great area for the kids to play or for the green fingered amongst you to dabble in a flower or vegetable patch. The garden does benefit from a side gate, giving access to the parking and the entrance to the commons.

With its attractive features and prime location, this property presents an excellent opportunity for those seeking a contemporary and well-appointed home. Don't miss the chance to make this house your own and enjoy a lifestyle of comfort and sophistication.

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

Heating: Gas boiler

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

Broadband coverage: Superfast available up to 80mbps (information taken from Ofcom checker)

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



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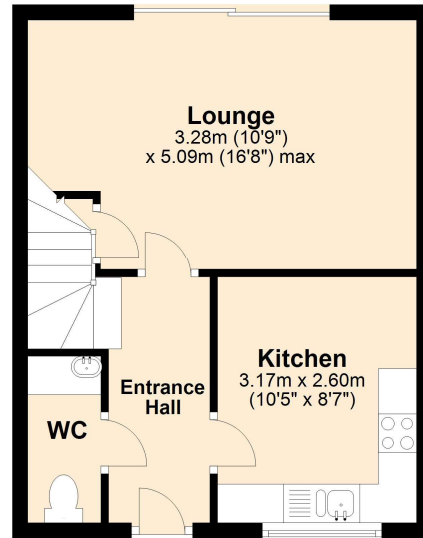
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Floorplan



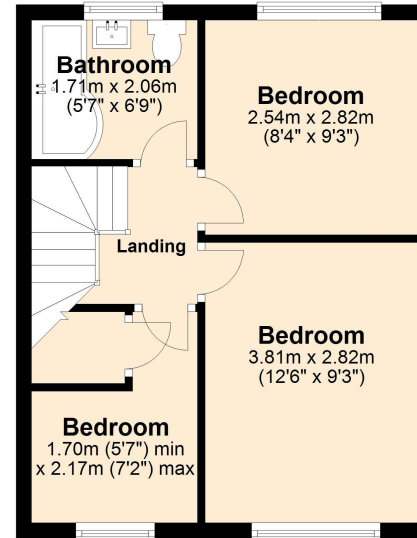
Ground Floor

Approx. 33.4 sq. metres (359.8 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.8 sq. feet)



Total area: approx. 66.9 sq. metres (719.6 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 Torrington square take the Well Street exit and at the road junction turn left. With the Fire Station directly in front of you, turn left signposted Bideford. Follow New Street before taking the second right hand turning into School Lane, then the third left turning into Linden Close. Follow the road around passing Dartington Crystal on the left hand side, and proceed to the bottom of the road where you then take the left hand turning. Following the road around to the right, passing the recreational ground on the left, number 74 Trafalgar Drive will be found shortly after on the left hand side with a number plate and For Sale board clearly displayed.

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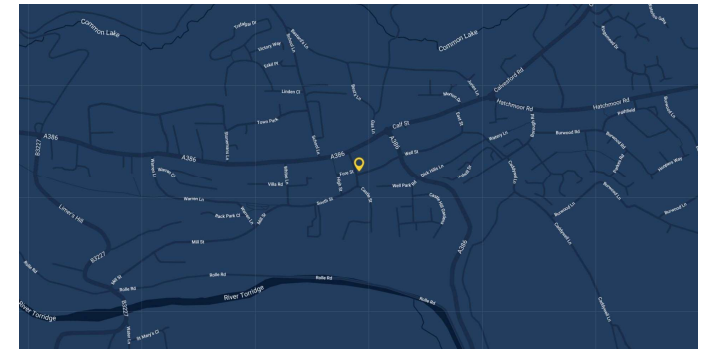
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If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to
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