

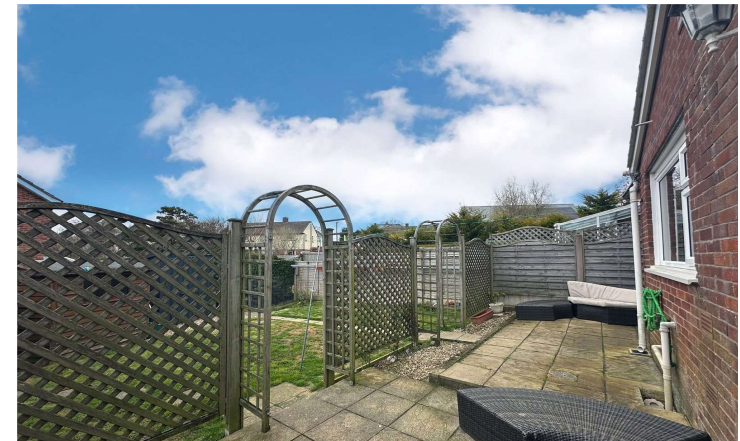


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

37 Burwood Road  
Torrington  
Devon  
EX38 7NE

**Asking Price: £265,000**



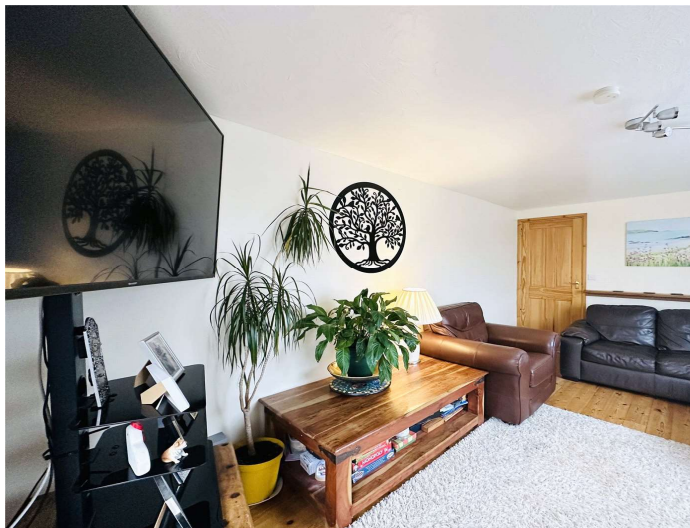
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01805 624 426  
torrington@boproperty.com





- Extended family home
- Corner plot
- Three bedrooms
- Modern kitchen and bathroom
- Separate garage
- Ample off road parking
- EPC: TBC
- Council Tax Band: C



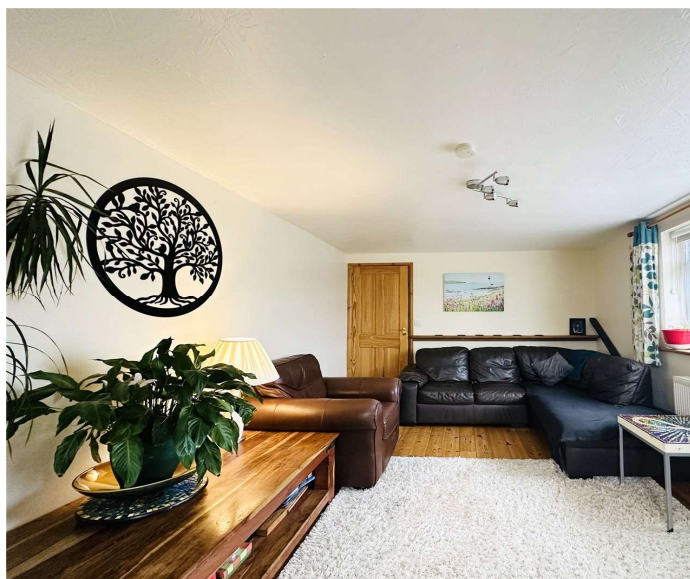
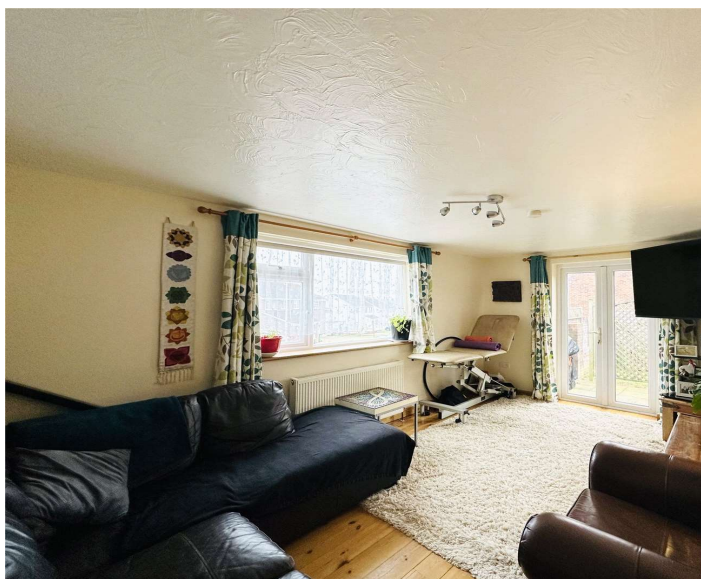
An extended three bedroom semidetached home pleasantly located in a corner position, ideal for an expanding family or those requiring space.

The property has been opened up to provide an open plan kitchen dining space providing all the room one would need for entertaining friends and family alike with the added benefit of having French doors that lead out into the garden. The ground floor extension flows seamlessly from the hallway providing a separate living room and downstairs cloakroom. The first floor offers two double bedrooms and a reasonably sized single as well as a bathroom that has enjoyed an upgrade in recent years.

Being on the corner of Burwood Road and Pathfields, the property enjoys a generous and enclosed rear garden, ample off road parking as well as a separate garage with service door into the garden. All in all, it's a super family home.

Like most of Great Torrington the cottage is on the fringes of Torrington Commons, 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.

Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting this lovely home you will know if it is "the one". I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.





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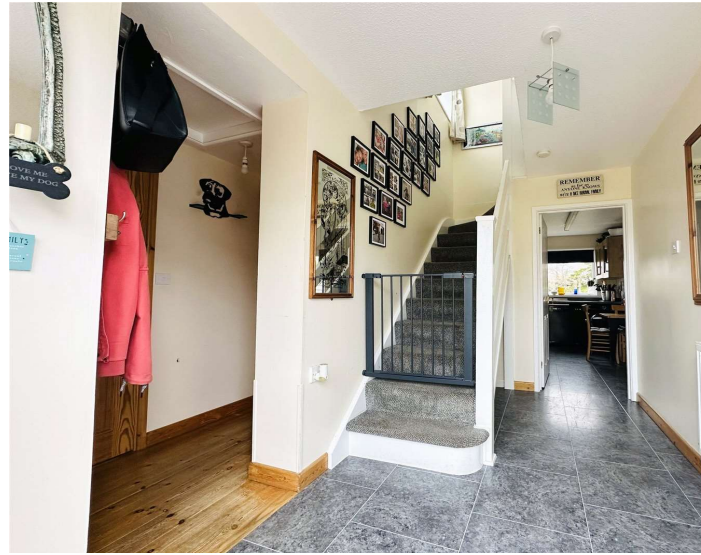
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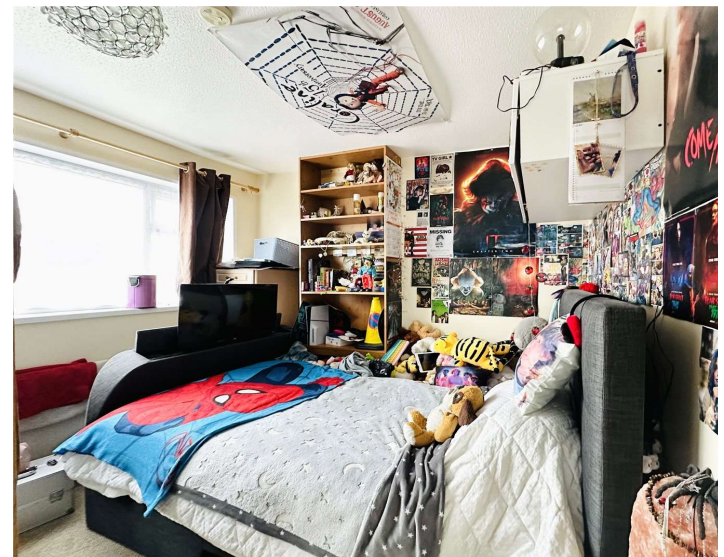
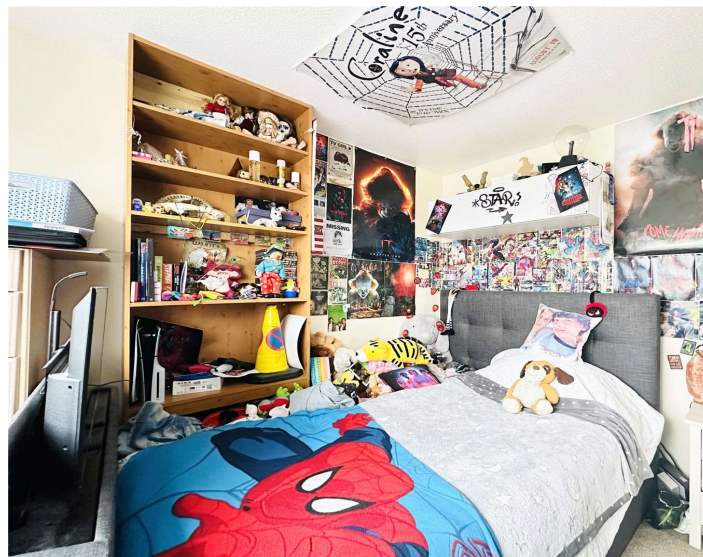


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## Floor plan



BOND OXBOROUGH PHILLIPS  
Plan produced using PlanLiz

## Directions

From Torrington town centre take the Well Street exit and at the road junction turn left. At the mini roundabout turn right signposted Barnstaple/South Molton and continue until the next mini roundabout. Take the B3227 signposted South Molton and take the second right into Borough Road. Turn first left into Burwood Road and follow the road for short distance where the property is located on the left hand side on the corner of Pathfields with 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.

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We are here to help you find  
and buy your new home...

2 Well Street  
Torrington  
Devon

EX38 8EP

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Email: [torrington@boproperty.com](mailto:torrington@boproperty.com)

Have a property to sell or let?

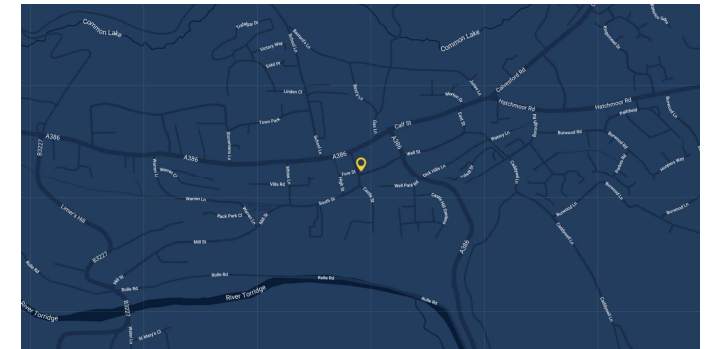
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to provide you with a free valuation of your home.

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Oxborough Phillips Sales &  
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**01805 624 426**

for a free conveyancing  
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Office photo to follow  
shortly



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