

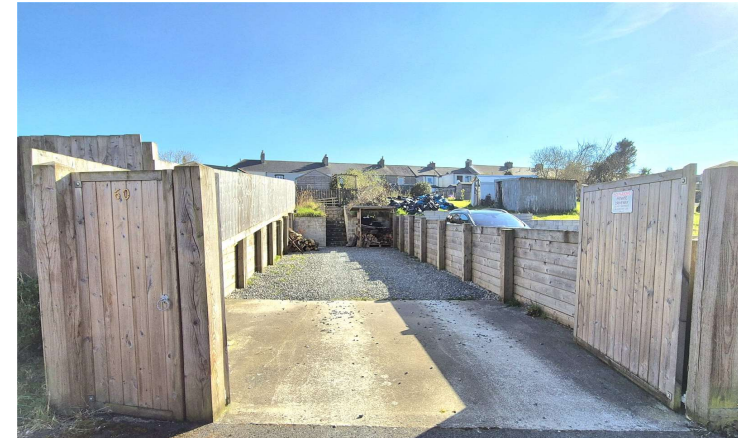


Bond
Oxborough
Phillips

Changing Lifestyles

60 Calf Street
Torrington
Devon
EX38 7BH

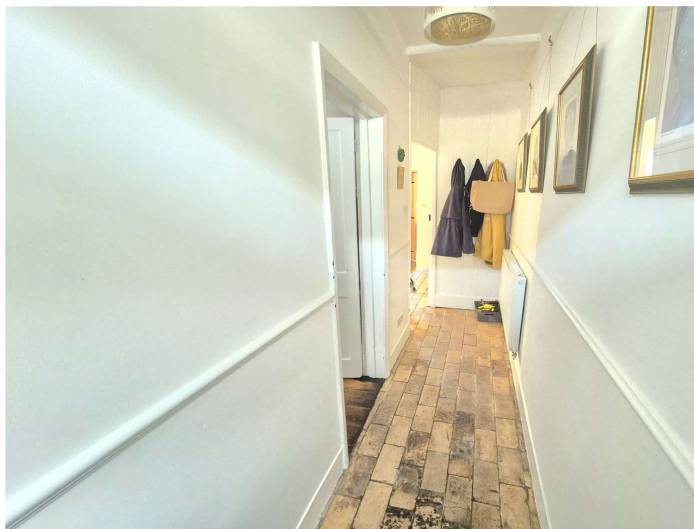
Offers in excess of: £220,000 Freehold



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01805 624 426
torrington@boproperty.com

- Motivated Seller
- Period Features
- Improved Throughout
- Parking for Multiple Cars
- Three Bedrooms
- Multiple Reception Rooms
- Large Enclosed Garden
- Close to the Amenities
- EPC: TBC
- Council Tax Band: A



Experience the epitome of elegant living in this stunning terraced townhouse located in the picturesque town of Great Torrington. Boasting three spacious bedrooms, this charming property exudes a sense of warmth and sophistication. The interior is tastefully decorated, creating a cosy and homely atmosphere that is perfect for unwinding after a long day. The property features a well-maintained garden, ideal for relaxing outdoors and enjoying the fresh country air. Residents will also benefit from convenient parking facilities, ensuring hassle-free access to their home at all times.

The current vendor has completely overhauled the interior bringing it up to a modern day standard while enhancing the character throughout. Entering through the threshold of the home, here is where you start to feel that character. Marland brick paves the entrance hall and beautifully continues through into the living room. The living room being in the middle of the home provides a lovely flow through to the kitchen and enjoys a wood burning stove. The living room enjoys floods of natural light streaming in from the kitchen which boasts two windows to the rear and a skylight. Within the kitchen the vendor has created a wonderful space which takes advantage of plenty of worktop and cupboard space, built in dishwasher, one and a half bowl sink and access out to your back garden. In addition to this, there is also a utility area which perfectly houses your washing machine, tumble dryer and combi boiler.



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The shower room is on the ground floor and only recently has this been redone. This has been tastefully done to fit in with the home and boasts a tiled floor, large double shower, W/C and a sink with a vanity unit below. Upstairs features three bedrooms, two of which are double. The master bedroom sits at the front boasting original period features. The second bedroom sits to the rear of the home overlooking the garden and parts of the distant countryside. Bedroom three is the perfect single bedroom, whether that's for a younger child, home office or a hobbies room.

Do you like to garden? For the green fingered amongst you this terraced home comes with a large back garden stretching all the way back to Morton Drive. It could lend itself to a multitude of uses including growing your own produce, cultivating your own flora and fauna, a fantastic space for the kids to play or simply enjoying the best of the Devon sunshine. The garden is split into three sections. As you walk out your back door this area is largely slabbed with a small area of lawn. This is the perfect space to home your outdoor furniture while hosting and entertain family and friends, maybe even some alfresco dining? The second section of the garden is where it comes into its own for the gardeners and children. The final section has now been converted into plenty of parking, boasting large gates for additional privacy.

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This stylish and immaculately presented property is a rare find and offers the perfect blend of modern living and traditional charm. Don't miss the opportunity to make this your dream home in the heart of Devon. Contact us today to arrange a viewing and experience the beauty and tranquillity of this exceptional property.

Agent Notes: The property does feature a right of way through the gardens to the left allowing access out on to the street. This does also mean your garden has a right of way through it for two properties on the right.

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

Heating: Gas boiler and wood burning stove

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

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

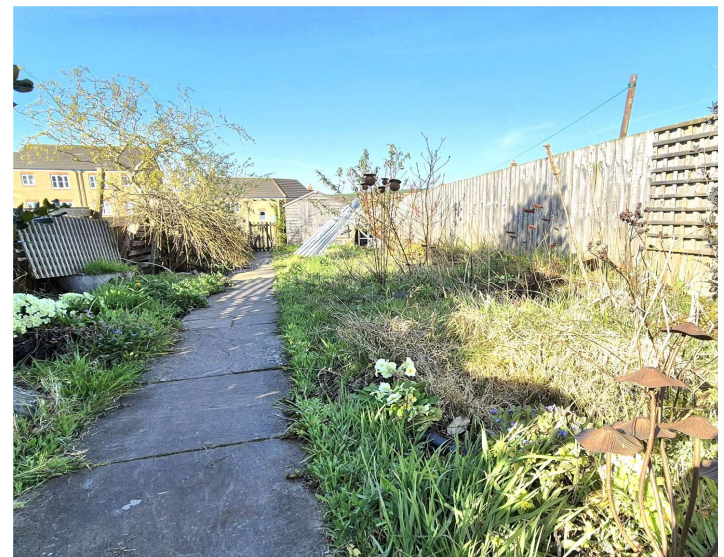
Mobile phone coverage: Available onsite (see Ofcom checker for further information)



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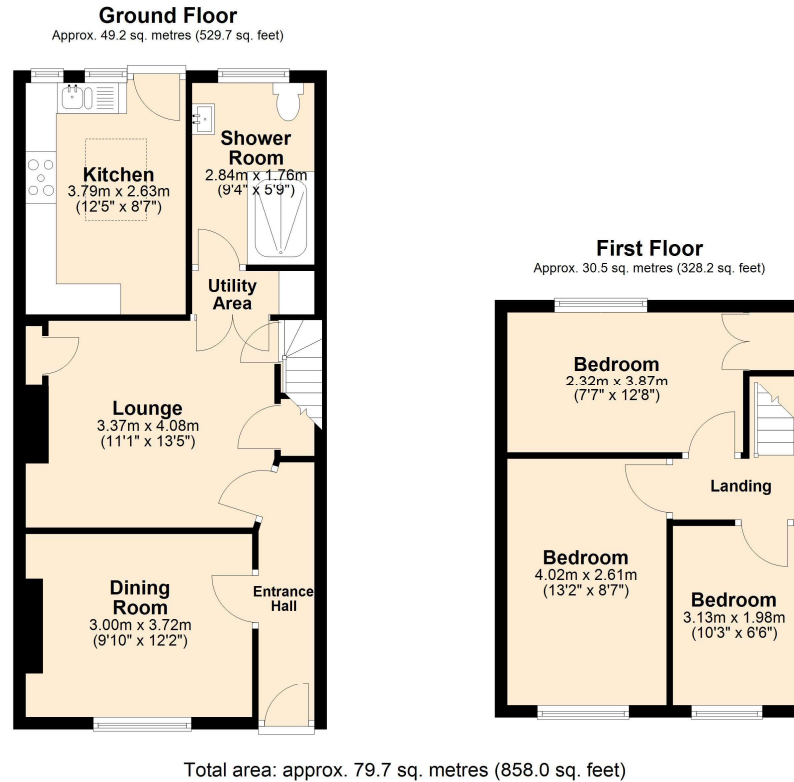


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Floorplan



Directions

From our office continue down Well Street and turn left onto New Road. At the roundabout by the BP garage turn right into Calf Street. The property will be found after a short distance with a number plate and For Sale board clearly displayed 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

Email: torrington@boproperty.com

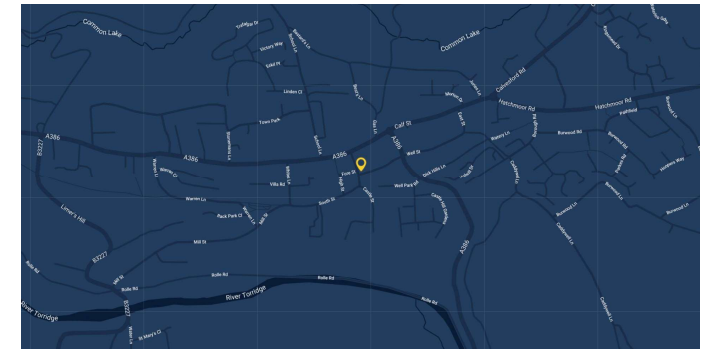
Have a property to sell or let?

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.

Please do not hesitate to
contact the team at Bond
Oxborough Phillips Sales &
Lettings on

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for a free conveyancing
quote and mortgage advice.



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