



Bond
Oxborough
Phillips

Changing Lifestyles

8 Well Street
Torrington
Devon
EX38 8EP

Asking Price: £170,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

8 Well Street, Torrington, Devon, EX38 8EP

- Period Cottage
- Grade II Listed
- Two Bedrooms
- Kitchen/Diner
- Enclosed Garden
- Within the Heard of Great Torrington
- EPC: D
- Council Tax Band: A



Introducing this charming two-bedroom terraced house nestled in a sought-after town location. Boasting a cosy and homely ambiance, this property offers a perfect blend of comfort and convenience. The interior features a well-appointed kitchen, a spacious living room, cloakroom, upstairs bathroom, and two inviting bedrooms, providing ample space for relaxation and entertainment.

The property features an initial inner porch before opening up to the large living room. Stretching over 16 feet in length and 13 feet in width, this cosy living room takes full advantage of the space. With the quirky walls, deep window sills and currently the for show feature fireplace, the character is on full show from minute one. Whether you prefer your dining table in the living room or kitchen, you are able to keep your options open in here. The rear wall of the kitchen takes full advantage of a window that stretches the full length of the wall and continues onto the ceiling creating a stream of natural light to flood in. This feature gives the feeling of indoor/outdoor living when you're able to keep the back door open on our hot summer days. The kitchen itself boasts plenty of cupboard and worktop space while still having ample room to fit a breakfast/dining table. Additionally the cottage enjoys a downstairs W/C and separate utility area for your washing machine and dryer.

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The original slightly steeper period stairs make up part of the listing and continues the character to upstairs. The master bedroom sits to the front of the home and is a good sized double. This allows plenty of room for all your bedroom furniture while enjoying the natural light coming in from the south facing window. Bedroom two sits to the rear of the property looking out over the garden. The three piece bathroom benefits from built in shelves and provides a place for storage.

Outside features a courtyard that the current vendor has turned into a bliss relaxation space full of greenery within the plant pots. If you are looking for something easy maintenance that gives you the outside space you need, there isn't much better than this. The garden is fully enclosed and provides plenty of privacy. To the back of the garden, the vendor has create a perfect sun trap to enjoy the best of the Devon sun. The garden does also benefit from an outside stone built shed. This provides ample storage space for your outside needs.



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

01805 624 426

For more information or to arrange an accompanied viewing on this property.

Agent Notes: The property does feature a flying freehold with number 6 Well Street.

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

Heating: Gas combi boiler

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

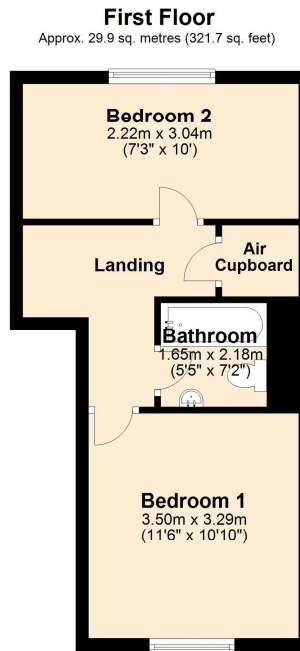
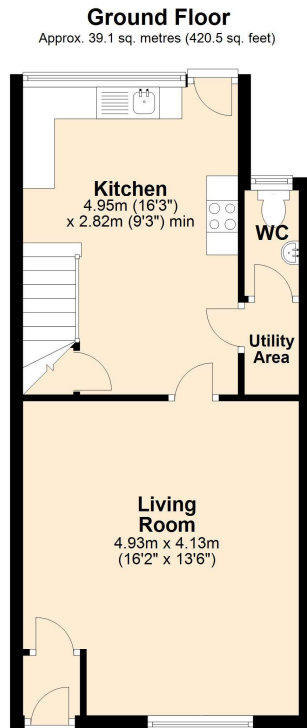
Broadband coverage: Ultrafast available up to 300mbps (information taken from Ofcom checker)

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

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Total area: approx. 68.9 sq. metres (742.1 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Turn left out of our office and the property can be found after 50 yards on the 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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