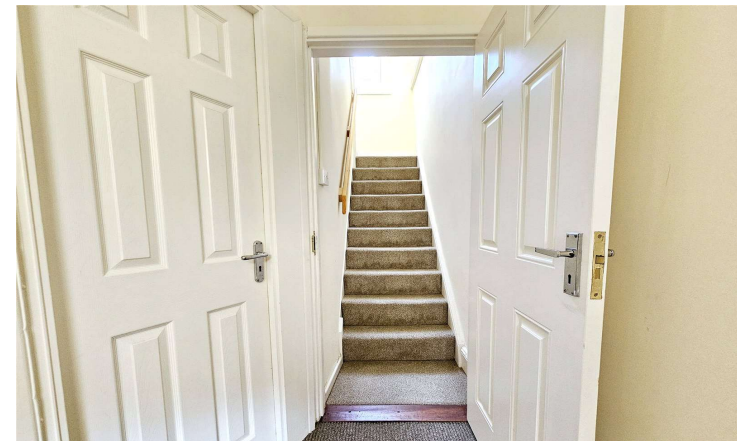


Maisonette
5 South Street
Torrington
Devon
EX38 8HE

Asking Price: £160,000 To be advised



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Maisonette, 5 South Street, Torrington, Devon, EX38 8HE

- Spacious two bedroom duplex maisonette
- Town centre location
- Very well maintained
- Fantastic sized living room
- Electric heating
- EPC: E
- Council Tax Band: A



Wow, what a fantastic maisonette set over two storeys and just a skip from the market square in the heart of Great Torrington. The property has been very well maintained and looked after over the years and really represents perfectly, "the turn key home". It's an ideal downsize, first time home or even investment property.

It's convenient too! Being handily placed in the town centre, a very short stroll from all of the town amenities. Here you will find most of your day to day needs with two green grocers, two butchers a Coop, home hardware store, public houses and a Lidl's supermarket to name but a few. 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.

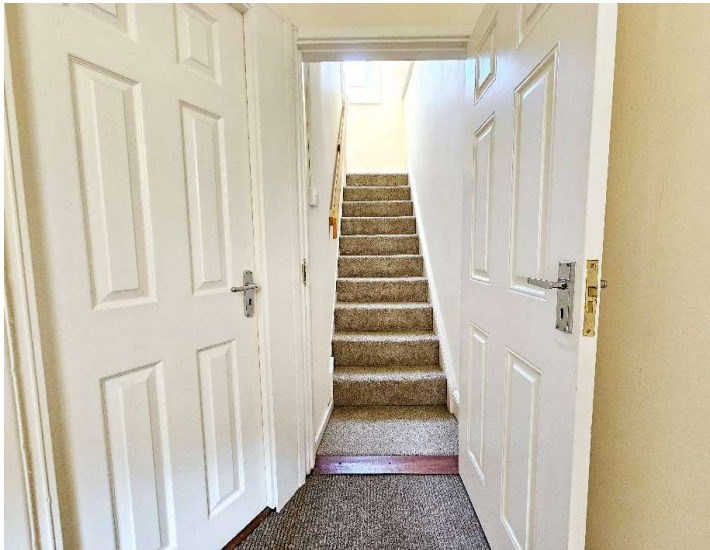


Parking is often a premium here in town but that's not a worry here. For the cost of only a little over a £1 per day you can purchase an annual permit to park in any of the town's public car parks the main one of which is almost directly opposite.

Properties like this don't present themselves to the market that often so speed is of the essence if you don't want to miss out. Book your viewing tour today!

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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.

THE VENDOR INFORMS US THAT THE PROPERTY IS THOUGHT TO BE CONSTRUCTED OF MARLAND BRICK UNDER A SLATE ROOF.YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS.

THE PROPERTY IS SERVICED WITH ELECTRIC HEATERS

MAINS WATER - MAINS ELECTRIC - MAINS DRAINAGE

*BROADBAND COVERAGE: ULTRA-FAST AVAILABLE UP TO 300MBPS
(INFORMATION TAKEN FROM OFCOM CHECKER)*

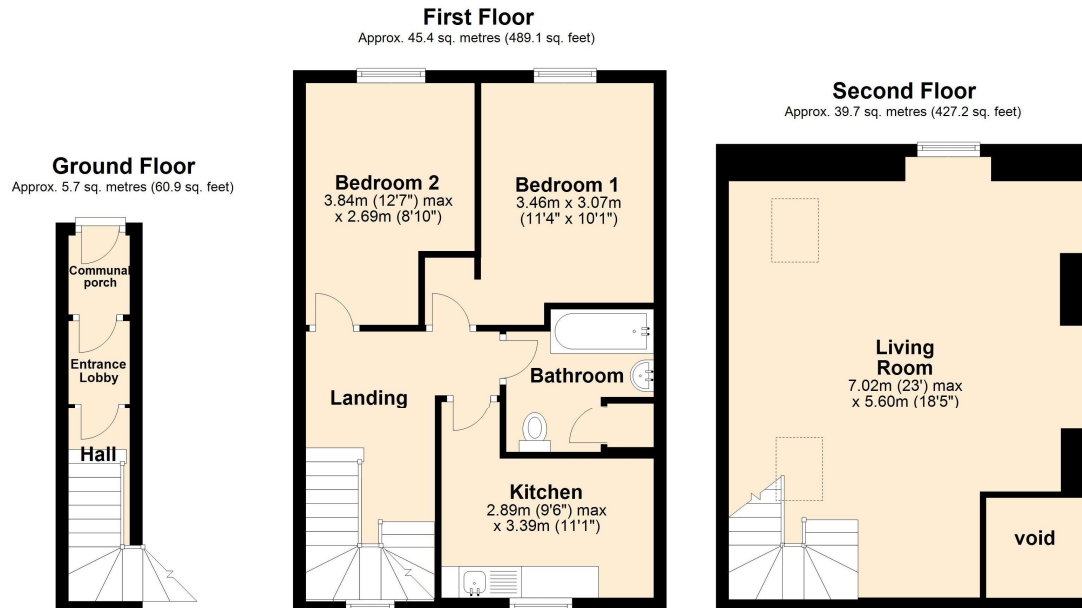
*MOBILE PHONE COVERAGE IS LIMITED INDOORS AND LIKELY OUTSIDE
(SEE OFCOM CHECKER FOR FURTHER INFORMATION)*

THE PROPERTY COMES WITH A 50% SHARE OF THE FREEHOLD UNDER A 999 YEAR LEASE. EACH LESSEE WILL RECEIVE THEIR SHARES WHEN BOTH THE MAISONETTE AND THE SHOP ARE BOTH SOLD.

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Total area: approx. 90.8 sq. metres (977.2 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		
(69-80) C		71
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From our offices by foot continue from Well Street into Cornmarket Street bearing right around the bend into South Street to where the maisonette is located on your right hand side just before the High Street.

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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