



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

68 Trafalgar Drive  
Torrington  
Devon  
EX38 7AB

**Asking Price: £230,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@bopproperty.com](mailto:torrington@bopproperty.com)



68 Trafalgar Drive, Torrington, Devon, EX38 7AB

- NO ONWARD CHAIN
- Direct access to the commons
- Three Double Bedrooms
- En-suite to Master
- Parking for Multiple Cars
- Some Distant Views
- Utility and Cloakroom
- Enclosed Garden
- EPC: TBC
- Council Tax Band: C



A modern terraced home in the charming town of Great Torrington. This 3-bedroom property is a perfect blend of style and comfort. Bright and well-lit interiors create a welcoming atmosphere throughout the home. The house is meticulously maintained, offering a clean and convenient living space for you and your family. Resident parking for two cars adds to the convenience of this property. The biggest benefit of them all though, the home sits right next to the commons.

The home is set back from the road, allowing for a low maintenance front garden which shows off the property whilst adding to the curb appeal. Upon entering you get the feel for just how spacious and bright this home really is. The entrance hall opens up as you walk in, giving access to the living room, kitchen diner and W/C.

The living room is a great space for all the family. The window to the front is compliment by the double doors to the rear that open out to the west facing garden. The kitchen/dining room provides plenty of worktop space and still allows room for a large dining table. Currently the kitchen houses the washing machine however this space was originally for a dishwasher should that be your preference. The utility room is well-proportioned with another access out to the garden, and provides additional worktop and cupboard space as well as providing a home for the washing machine and tumble dryer.



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Heading upstairs is where you start to take in the views. The natural light floods in through the window on the stairs and produces a beautiful view of the distant countryside. The upstairs landing is again a wonderful open space leading to the three bedrooms and family bathroom. The master double bedroom is a wonderful space allowing plenty of room for all your furniture and is complimented by the en-suite. Bedroom two and three are also doubles with bedroom three taking huge advantage again of those views.

The garden is a generous size courtyard with rear access out to the parking. If low maintenance is key for you then you will have no worries here. With greenery surrounding the edge of the garden in planters, it really makes the garden inviting and a great spot to relax. If you are into your alfresco dining, there is more than enough room here to host friends and family and enjoy the Devon sun. With the addition of the commons just behind you, you get all the greenery there to enjoy without the hassle of the maintenance.

Don't miss the opportunity to make this modern terraced house your new home in Devon. Contact us today to arrange a viewing.



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The home is located in a stunning part of town and is just a short walk away from all the amenities Great Torrington has to offer. A bustling and pretty little town, Torrington offers everything from a local butchers, green grocers, bakery, supermarket, take away's, the Pannier Market and the some 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a 180 mile footpath / cycle way - mainly built on the bed of the disused Tarka line 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.

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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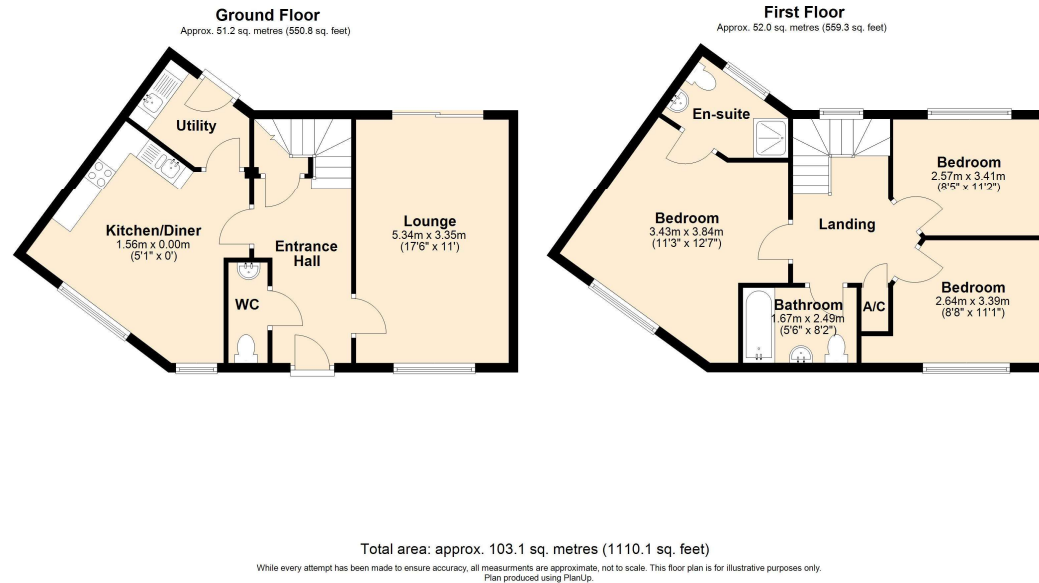
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## Floorplan



## 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 68 Trafalgar Drive will be found shortly after on the left hand side with a number plate 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...

2 Well Street  
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Email: [torrington@boproperty.com](mailto: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.

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contact the team at Bond  
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