



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

42 Holwill Drive  
Torrington  
Devon  
EX38 7LQ

**Asking Price: £240,000 Freehold**



Changing Lifestyles

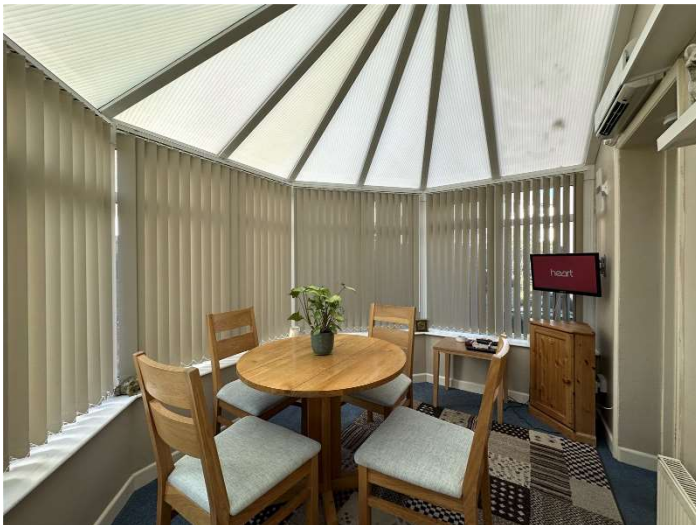
01805 624 426  
[torrington@bopproperty.com](mailto:torrington@bopproperty.com)



42 Holwill Drive, Torrington, Devon, EX38 7LQ



- Two Bedrooms
- Kitchen/Diner
- Off Road Parking
- Garage
- Enclosed Garden
- Conservatory
- EPC: TBC
- Council Tax Band: B



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Welcome to Holwill Drive, a delightful 2-bedroom linked-detached property, located in the heart of Great Torrington, presents an ideal opportunity for first-time buyers or those seeking a wonderful family starter home. Offering an abundance of space and a well-maintained interior, this property is a true gem, combining both practicality and charm. With a lovely established garden, a garage, and off-road parking for one vehicle, it has everything you need for comfortable living.

Inside, the property offers a generously sized lounge, perfect for relaxing and entertaining guests. The separate kitchen/diner is well-equipped and provides a great space for family meals, while the conservatory offers a peaceful retreat overlooking the garden, ideal for enjoying the outdoors year-round. For added convenience, a utility room is located off the kitchen, offering space for laundry and additional storage.

Upstairs, you will find two well-proportioned bedrooms. The master bedroom features a fitted cupboard and offers views over the front garden, creating a peaceful and private space to unwind. The second bedroom, positioned at the back of the property, is equally well-sized and includes a fitted wardrobe. It benefits from a tranquil outlook over the rear garden, making it an ideal space for a child's bedroom, guest room, or home office.

The property is meticulously maintained, with a welcoming atmosphere throughout, making it an easy-to-move-into home. The garden is an established and lovely outdoor space, perfect for enjoying the sunshine, playing with children, or hosting family BBQs. The garage provides additional storage space, and the off-road parking offers added convenience for residents and guests.

Situated in a prime location, the property is within walking distance of the town centre, Torrington Commons, and both popular primary and secondary schools. This sought-after area offers the best of both worlds – a peaceful residential environment with easy access to local amenities. The town centre itself boasts a variety of shops, cafes, and other services, providing all the essentials just a short stroll away.

For those who enjoy outdoor activities, the Tarka Trail is a mere 15-minute walk away, offering a fantastic route for walking or cycling through some of Devon's most beautiful countryside. With its blend of town convenience and scenic surroundings, this property truly offers a lifestyle that many would envy.

Perfectly positioned and easy to maintain, this property is ideal for first-time buyers looking for a comfortable and affordable home or an investor seeking a rental property in a desirable location. Don't miss the opportunity to view this charming home – it is sure to appeal to the discerning purchaser looking for a property in one of Torrington's most sought-after areas.

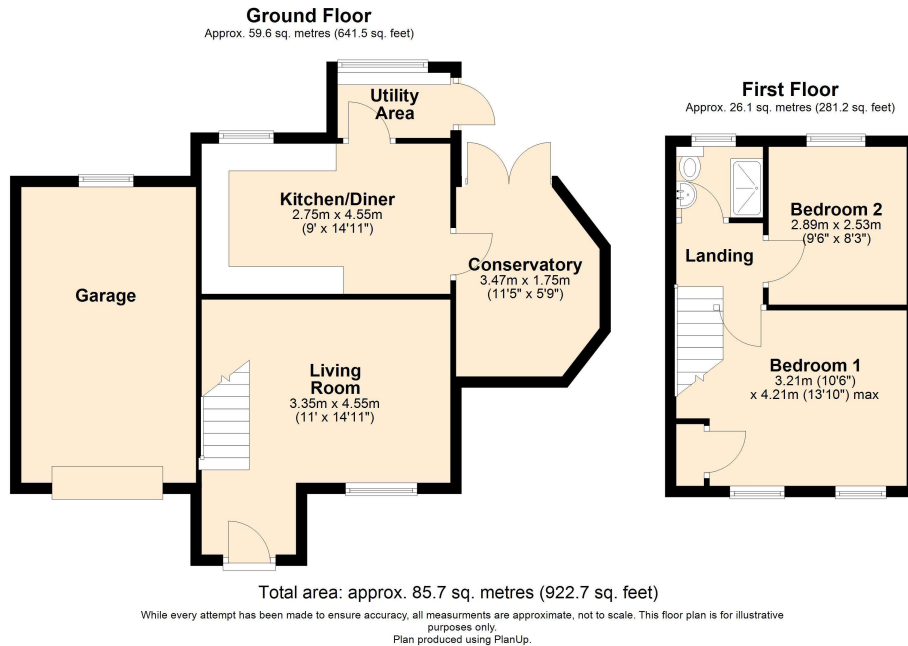
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## Directions

From Torrington Square take the Well Street exit and at the road junction turn left. At the mini roundabout with the Fire Station directly in front of you, turn right and proceed to the next roundabout whereupon take the B3227 signposted South Molton. Turn right into Borough Road and proceed to the bottom taking the right hand turning into Holwill Drive, where the property will be found on your left hand side with a number plate and For Sale board clearly displayed.

## 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.

**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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