



Bond
Oxborough
Phillips

Changing Lifestyles

11 Greenbank Close
Torrington
Devon
EX38 7DT

Offers in excess of: £190,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

11 Greenbank Close, Torrington, Devon, EX38 7DT

- Distant Views
- Cul-De-Sac Location
- Three Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room
- Enclosed Garden
- End of Terrace
- EPC: TBC
- Council Tax Band: A



Welcome to this charming 3-bedroom end of terrace home in a quiet town setting. This property offers a comfortable and homely atmosphere, complete with a lovely garden. Conveniently located for amenities and transport links. Whether you are looking to downstairs or start your new family home, this property is definitely one to consider. Just across from the property is a large grassed area with adjoining park making it the perfect space for any little ones.

When arriving at the home, you benefit from being set back from the road with an enclosed front garden allowing for a pretty frontage. The entrance hall boasts plenty of space for multiple furniture peace and sets the bright and airy feeling from the get go. The living room is at the front of the property looking out over the front garden and feels like that cosy, homely space you want. Should you want a dining space, although there isn't currently, there could be room here for a small dining table. During the vendors tenure they have removed a wall within the kitchen to now create an open space with lots of natural light flowing in through the window and double French doors. Since this there has also been a new kitchen fitted along with breakfast bar giving a modern feel. The sink is positioned perfectly looking out into the back garden, there is plenty of cupboard and worktop space here meaning you shouldn't be short of room along with a spot for your washing machine.

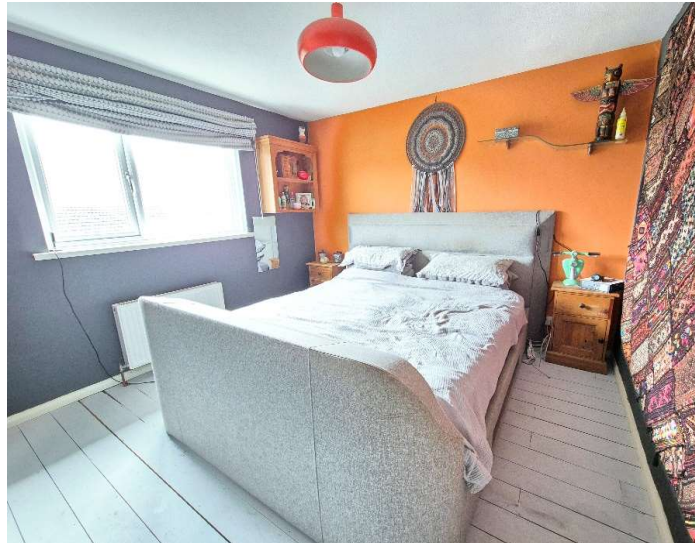
Upstairs comprises of three bedrooms, two of which are double and the family bathroom. Bedroom two and three both enjoy distant views out of the countryside. Bedroom three has also had a slight increase in size with the vendors moving the wall to create a more usable bedroom. Bedroom one is to the rear of the upstairs and boast a great size with built a built in cupboard.

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The property features a beautifully landscaped garden and is mainly laid to lawn with a composite decking running up the right hand side of the garden. Here is a great spot for your outdoor furniture to enjoy some alfresco dining with family and friends as well as a quite spot to enjoy the best on the Devon sun. The property does benefit from side gate giving direct access into the rear garden.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing.

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 combi 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)

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.

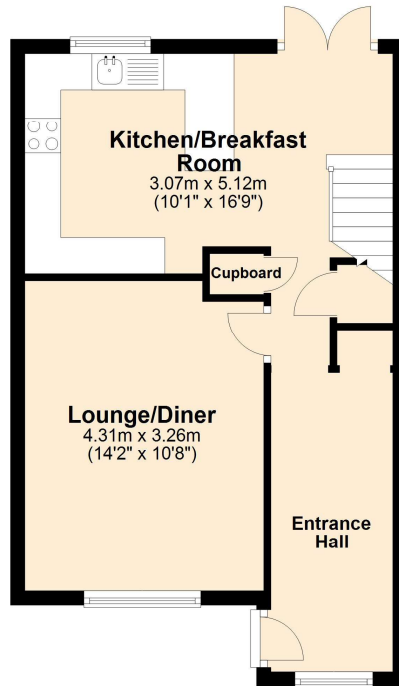
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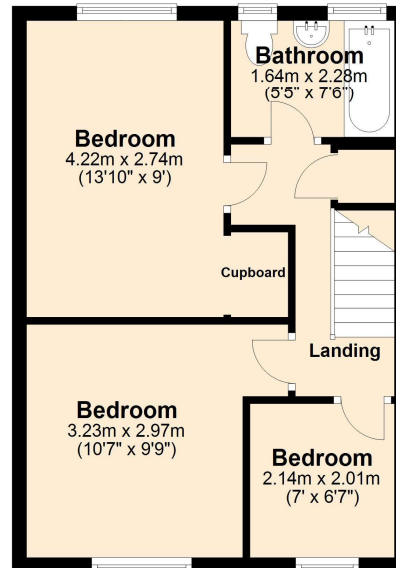
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Ground Floor



First Floor



BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Directions

From Great Torrington Town Centre, leave the town and head in the direction of Barnstaple. Drive along Calvesford Road and the Secondary School will be on your right, then take the next right turn into Greenbank. Follow the road, bearing left as you pass Waterloo Gardens and then right. Continue on this road as it bears right where the property will be on your right 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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