



Bond
Oxborough
Phillips

Changing Lifestyles

4 Moorland Terrace
Torrington
Devon
EX38 8DD

Asking Price: £220,000 Freehold



Changing Lifestyles

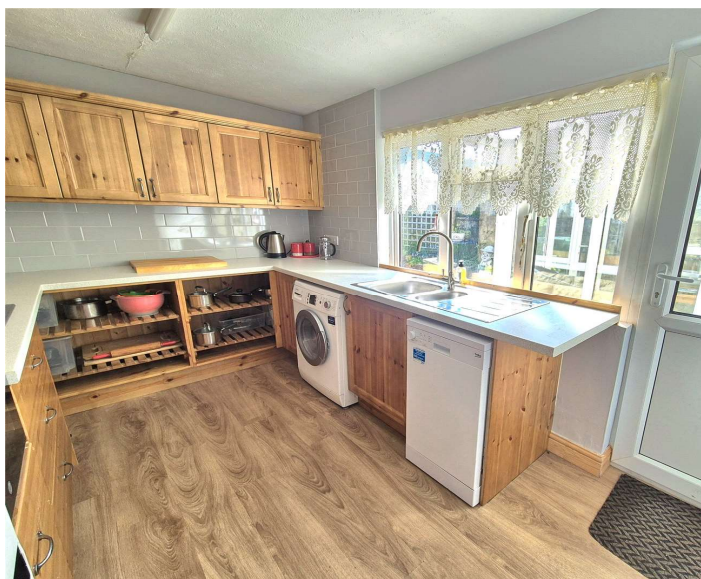
01805 624 426
torrington@bopproperty.com

4 Moorland Terrace, Torrington, Devon, EX38 8DD

- NO ONWARD CHAIN
- Next to Torrington Commons Entrance
- Three Bedrooms
- Courtyard and Detached Garden
- Close to Amenities
- Multiple Reception Rooms
- Cloakroom
- Garage
- EPC: F
- Council Tax Band: A



Located in the heart of Great Torrington, this terraced home offers the perfect blend of comfort and convenience. Boasting three bedrooms and multiple reception rooms, this cosy property is ideal for anyone that is looking for a spacious yet inviting home. The bright interior is complemented by a lovely courtyard garden as well as a detached garden and a conservatory, providing ample space for relaxation and entertainment. With the added benefit of a garage and the private road with on street parking, this property is sure to tick all the boxes for those seeking a perfect place to call home. Oh and the entrance to the commons is just across from your doorstep.



With the set up and location of the property, entry into the home from the rear door will be your main access in. From here you enter into the kitchen which has been replaced since the property was last on the market four years ago. The decoration has been modernised while the units now provide plenty of worktop and cupboard space, an eye level oven, four ring hob and still a gives space for your washing machine, dishwasher and fridge/freezer. The lounge/diner and snug both provide a versatile opportunity to set up the home your own way. The lounge/diner stretches just over 20 feet in width creating plenty of space for a dining table and your lounge furniture. Should you require a separate dining room, the snug is a great size to home a large table which will be able to host the whole family.

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The conservatory looks out over the rear courtyard and enables natural light to flow through and into the reception rooms. The entrance hall now provides entry to the new cloakroom which has been installed under the stairs as well as access to the first floor.

Upstairs, the home comprises of three bedrooms and the family shower room. Bedroom one and two and both doubles with room for additional furniture. Bedroom three is the perfect single for a little one, home office or hobbies room. The shower room has again seen improvements with new flooring, toilet, wash basin with vanity cupboard below and the large double shower that was there prior.

The rear courtyard gives you exactly what you need if you're looking for low maintenance, as well as access to the side of the garage. Whether you need a space to safely let any pets out, somewhere to put the outside furniture or just something easy to potter around and fill with your own flowers and shrubs, you'll find a perfect balance, especially with the additional detached garden. The detached garden is a quiet area to the side of the properties. This again is a versatile area providing a great space to grow your own produce, let the children burn off some steam or just relax in the Devon sun. To add to the many positives, the entrance to the commons is adjacent to the garden.

Don't miss out on the opportunity to make this delightful property yours and enjoy the best of town living. Contact us today to arrange a viewing and experience the charm of this lovely home first-hand.

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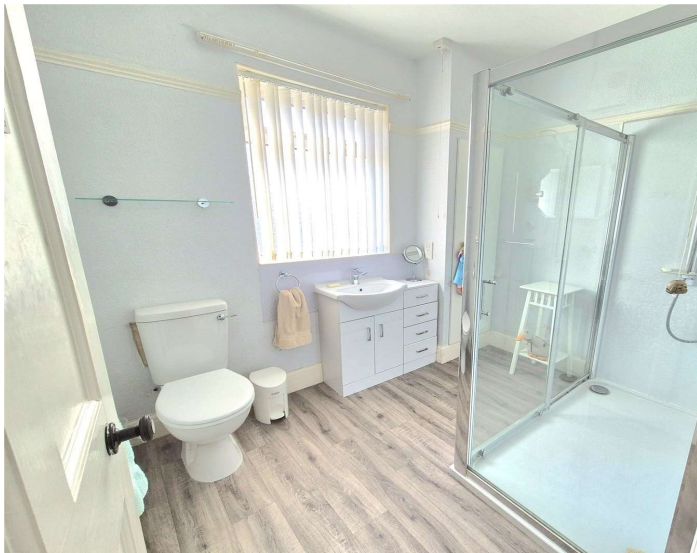
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The home is located on the quiet outskirts of town and is just a short walk away from schools and all the amenities Great Torrington has to offer. A bustling and pretty little town, Torrington offers everything from a local butchers, green grocers, bakery, supermarket, take away's, The Plough Arts Centre, 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 combi boiler (believed to be replaced in 2022)

Mains water - Mains electric - Shared private drainage (Services the 5 properties and is located in the detached garden) - Landline telephone.

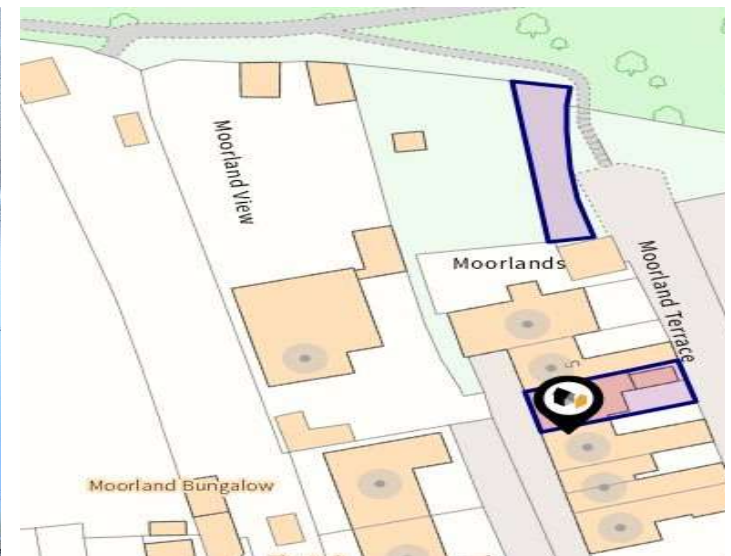
Broadband coverage: Superfast available up to 53mbps (information taken from Ofcom checker)

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

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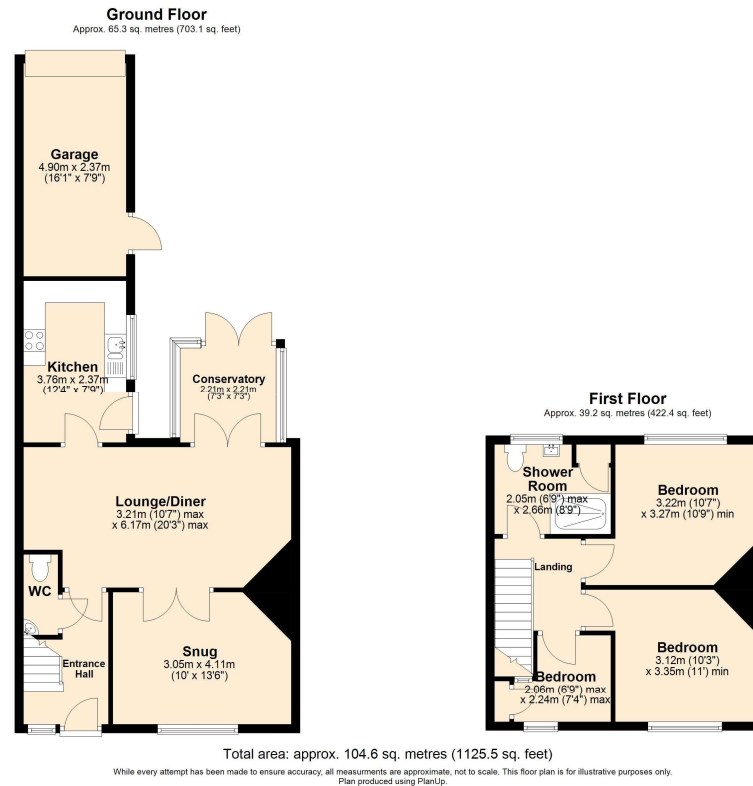


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Floorplan



Directions

Directions from Torrington town centre, proceed along South Street and into Whites Lane where at the T-Junction take a left on to New Street. Continue past Stoneman's Lane and take the right hand turning into Lidl Car Park. Follow the car park to the bottom where you will find the access to the private road. Parking parallel with the wall, the property will be found on the left hand side with a number plate and For Sale board 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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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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