



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

37 Caddywell  
Meadow  
Torrington  
Devon  
EX38 7NZ

**Asking Price: £165,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



Welcome to 37 Caddywell Meadow, a beautiful home clustered within the 3 other properties, with stunning outlook of the mature garden. All of traditional construction and under a slate roof with rendered and colour washed elevations.

The accommodation comprises a spacious and light open-plan Lounge/Diner flowing through to a fitted Kitchen with wood effect work surfaces and an open outlook to the side elevation. On the First Floor - Bedroom 1 (with built-in storage cupboard) and a newly fitted shower room.

37 Caddywell Meadow benefits from many features including a boiler and is conveniently located a short walk from the Town Square where all your grocery needs can be satisfied. A stone throw away from the property is a large communal car park, parking is available here but on a first come first served basis.

Great Torrington is a beautiful market town located on the top of a hill surrounded by 365 acres of commons 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.



37 Caddywell Meadow, Torrington, Devon, EX38 7NZ

## Changing Lifestyles



### 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.

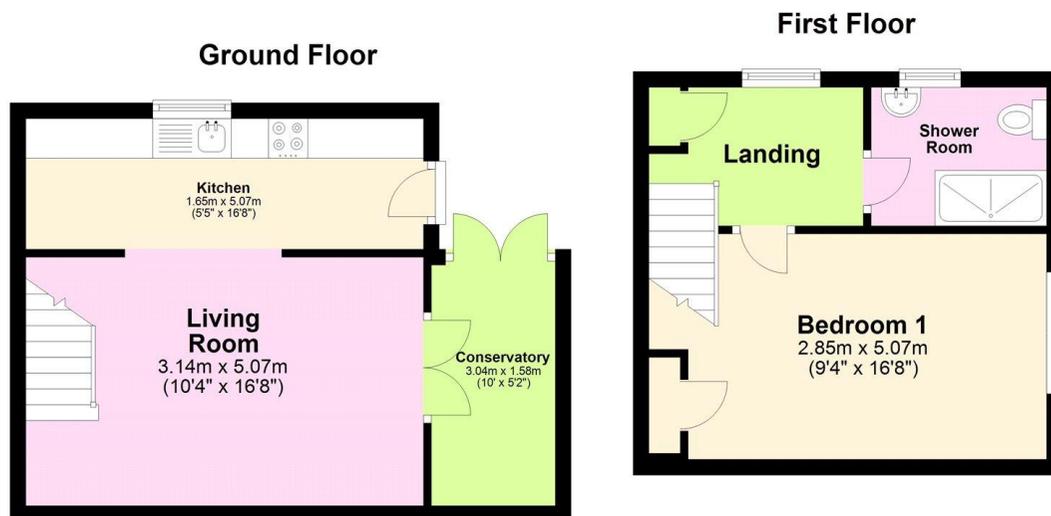


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## Floor Plan



BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## 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 second exit onto the B3227 signposted South Molton. After approximately 100 yards turn right into Borough Road, and then take the second left into Rosemoor Road. Follow the road for a short distance and take the second right onto Caddywell Meadow where you will find number 37 on your left.

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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