



Bond
Oxborough
Phillips

Changing Lifestyles

12 Parkes Road
Torrington
Devon
EX38 7NW

Asking Price: £280,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

12 Parkes Road, Torrington, Devon, EX38 7NW

- Corner Plot
- Three Double Bedrooms
- Driveway Parking for Multiple Cars
- Utility Room
- Kitchen/Diner
- Enclosed Garden
- EPC: C
- Council Tax Band: B



Nestled in the picturesque market town of Great Torrington, this spacious semi-detached home offers a perfect blend of modern comfort and traditional appeal. Boasting three double bedrooms and two reception rooms, this property exudes a warm and homely ambiance, making it the ideal family home. The well-maintained interiors are bright and airy, creating a welcoming atmosphere throughout. Positioned on the corner, the home boasts a perfect sized garden for your needs. Resident parking to the front adds convenience to the property, ensuring that you always have a secure place to park your vehicle.

For me, having the right space for the family is important. The addition space from the extension has created an addition reception room, utility room and an addition bedroom space upstairs, allowing all three to now be doubles. The beauty of this home is that the kitchen flows into the dining room giving an open plan feel for those who like to entertain however the layout can also make it feel like separate rooms should that be your preference. Additionally this could be a perfect separate living space if you are looking for that. The kitchen benefits from a built in dishwasher, oven and four ring gas hob while still being able to home your fridge/freezer. The utility room gives even more cupboard space as well as a home for your washing machine and tumble dryer. With the addition of the dining room, the lounge is an open space having only to home you lounge furniture. This is a great family room with floods of natural light coming in from the French doors that lead out to the garden.



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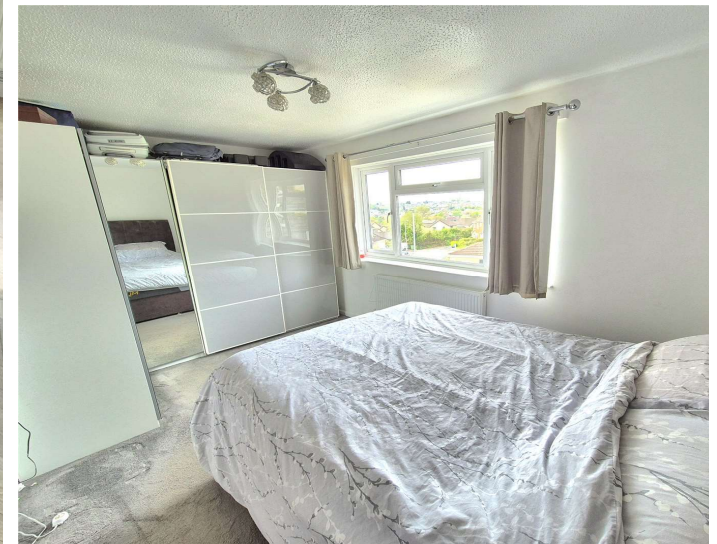
Upstairs now has three double bedrooms and the family bathroom. The master sits to the rear looking out over the back garden and benefits from a built in cupboard. Bedroom two is now above the extension whilst bedroom three has taken part of the old bedroom two. This allows each bedroom to now comfortably fit double beds, wardrobes and addition bedroom furniture if needed.

Outside, the large enclosed garden wraps around the back and side of the property providing a range of uses for you and the whole family. The patio outside the living room provides the ideal location for any outdoor furniture, a spot to sit outside with family and friends while indulging with a bit of alfresco dining. The old rear driveway splits the garden and now homes raised beds, a great addition for those who love to plant flowers or grow their own produce. The rest of the garden is laid to lawn and whether you need room for the children to play or just a quiet place to relax and enjoy the Devon sun, anyone can enjoy that here.

Located in a peaceful neighbourhood, this property provides a tranquil retreat away from the hustle and bustle of city life, while still offering easy access to local amenities and transport links. Don't miss the opportunity to make this delightful house your new home in the heart of the stunning Devon countryside.

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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 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: Ultrafast available, up to 300mbps download speed (information taken from Ofcom checker).

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

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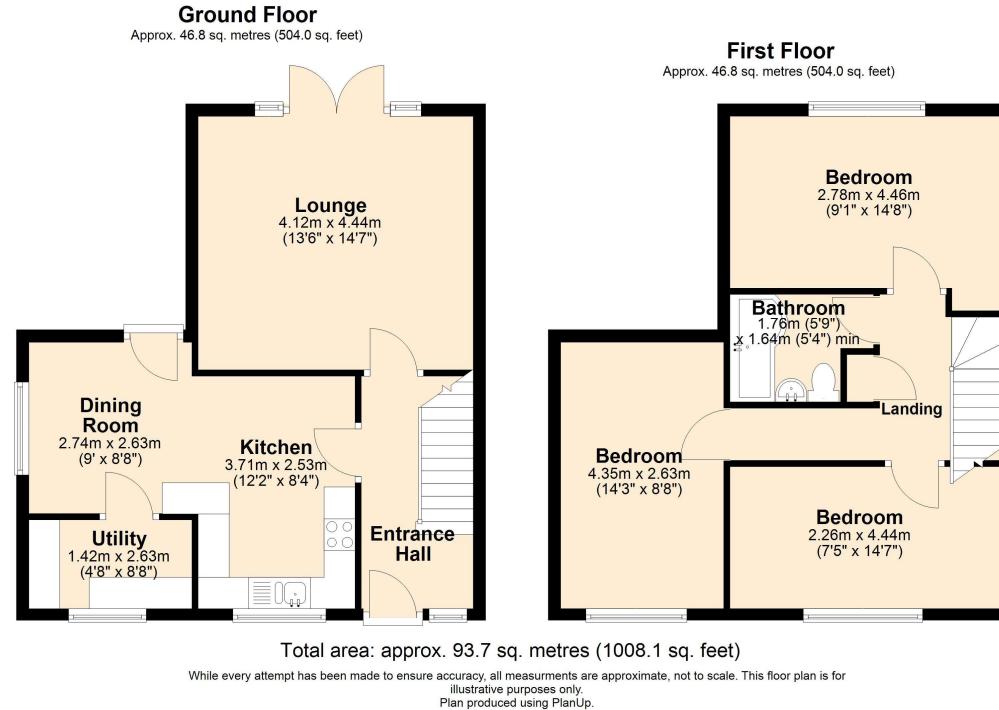


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Floorplan



Directions

From Torrington Square take the Well Street exit and at the road junction turn left. At the mini roundabout with the petrol station on the right hand side, turn right and proceed until the next roundabout whereupon take the B3227 signposted South Molton. Take the second turning on your right into Borough Road followed by your first left into Burwood Road. Follow the road for a short distance before turning left onto Parkes Road. The property will be found at the bottom of the road on your right hand side with a 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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Changing Lifestyles

We are here to help you find
and buy your new home...

2 Well Street
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Tel: 01805 624 426

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Have a property to sell or let?

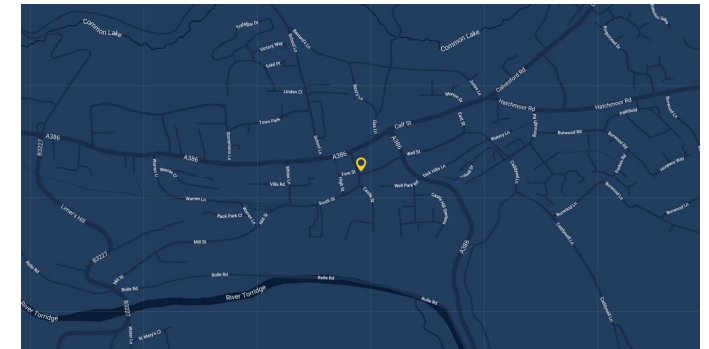
If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Office photo to follow
shortly

Please do not hesitate to
contact the team at Bond
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for a free conveyancing
quote and mortgage advice.



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