



Bond
Oxborough
Phillips

Changing Lifestyles

8 Castle Street
Torrington
Devon
EX38 8EZ

Asking Price: £190,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

- Grade II Listed
- Charming cottage
- 1/2 bedrooms
- Upstairs bathroom
- Cloakroom
- Garage
- Enclosed rear garden
- EPC: E
- Council Tax Band: B



A charming and well-maintained period end-of-terrace home situated in the heart of this bustling North Devon market town. This delightful property boasts one cosy bedroom, making it the perfect home for a single professional or couple. The house is bright and inviting, with a homely feel throughout. The living space is both comfortable and stylish, offering a charming retreat from the rigors of the working day. The property benefits from a lovely garden, providing a low maintenance outdoor space to relax and unwind. Additionally the garage is a handy addition to get your car off the street or to use as a workshop or storage area. This secure and sophisticated home is ideal for those seeking a comfortable and affordable living space in a convenient location. Don't miss out on the opportunity to make this charming property your own. Contact us today to arrange a viewing.

In practical terms the cottage is conveniently located a short skip from the town square where all your grocery needs can be satisfied. Like most of Great Torrington the cottage is on the fringes of Torrington Commons, 365 acres of countryside 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.

8 Castle Street, Torrington, Devon, EX38 8EZ

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If you are looking for the perfect change of lifestyle this lovely home is exactly what you are looking for. Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting you will know if it is "the one". Don't miss out on the opportunity to make this luxurious and sophisticated property your new home. Contact us today to arrange a viewing and experience the inviting appeal of this wonderful residence for yourself.

THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE CONSTRUCTION UNDER A FIBRE CEMENT AND SLATE ROOF. YOUR SURVEYOR OR CONVEYANCER MAYBE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY GAS CENTRAL HEATING FROM A COMBINATION BOILER. THERE IS A LOG BURNING STOVE LOCATED IN THE LIVING. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED.

BROADBAND: SUPERFAST SPEEDS ARE AVAILABLE UP TO 80MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER)

MOBILE PHONE: COVERAGE AVAILABLE ONSITE. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

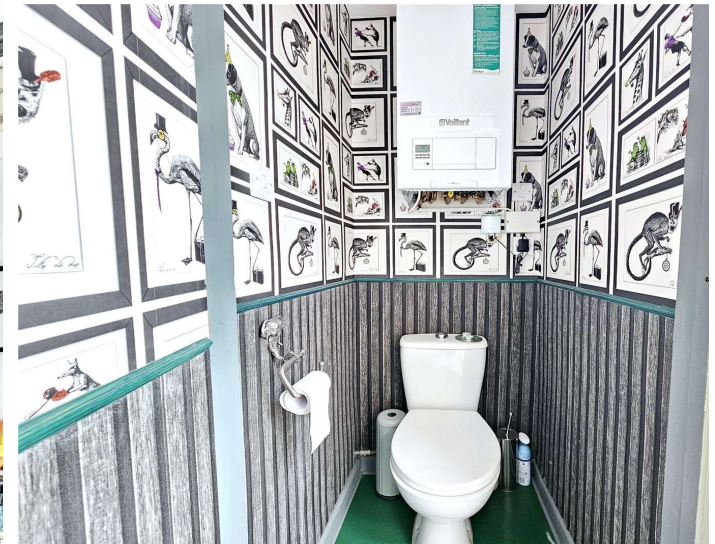
THERE ARE OTHER ASSOCIATED COSTS WHEN PURCHASING A NEW HOME INCLUDING SDLT (STAMP DUTY). CLICK THE LINK TO CHECK NOW - [HTTPS://WWW.GOV.UK/STAMP-DUTY-LAND-TAX/RESIDENTIAL-PROPERTY-RATES](https://www.gov.uk/stamp-duty-land-tax/residential-property-rates)

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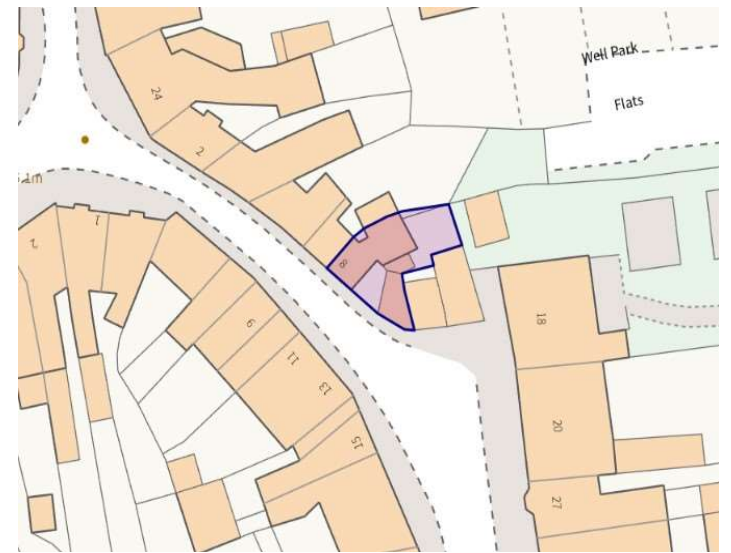
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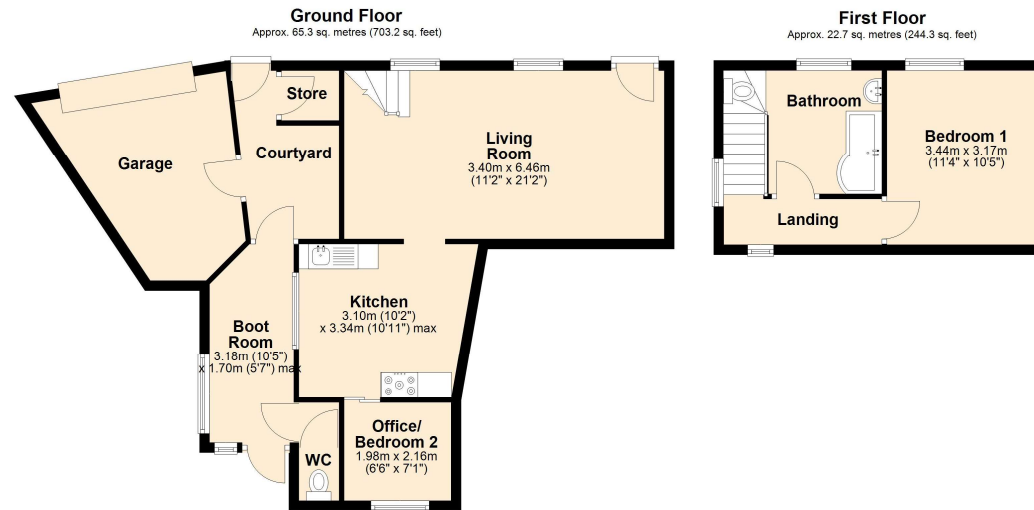
A short stroll from your front door



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Total area: approx. 88.0 sq. metres (947.5 sq. feet)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Plan produced using PlanUp.

Directions

From our offices in Torrington, leaving on foot proceed round from Fore Street into South Street, Take the first turning of the left into Castle Street. Continue along the street where the property can be found on your left hand side after a short distance.

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
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@bopproperty.com

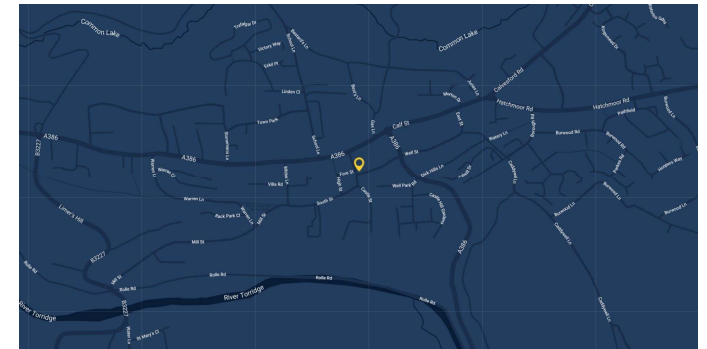
Have a property to sell or let?

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

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for a free conveyancing
quote and mortgage advice.



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