



Bond
Oxborough
Phillips

Changing Lifestyles

11 New Street
Torrington
Devon
EX38 8BN

Asking Price: £260,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

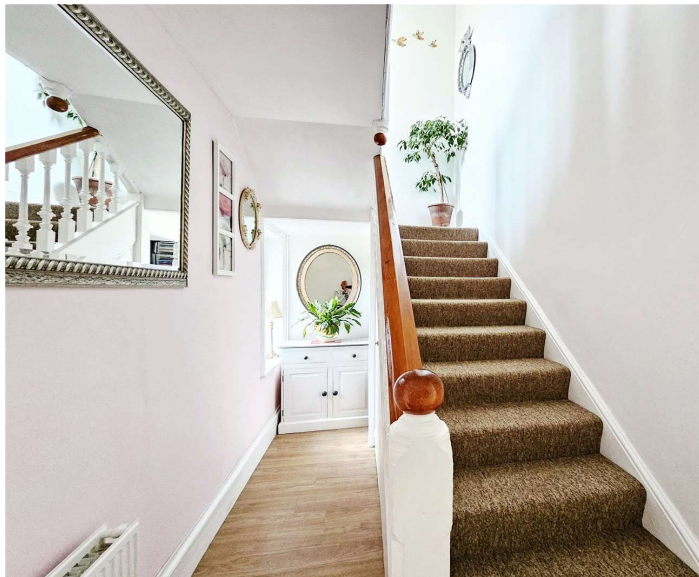
11 New Street, Torrington, Devon, EX38 8BN



- Former police house
- Three bedrooms
- Separate reception rooms
- Downstairs cloakroom
- Upstairs bathroom
- Beautifully presented
- Enclosed South facing garden
- EPC: TBC
- Council Tax Band: B



Introducing this charming period former police house, boasting three good sized bedrooms and an array of desirable features. This property exudes a sense of homely charm and sophistication, making it the perfect place to call home. The house is well maintained, bright and spacious, offering a comfortable and inviting living space. The property's garden provides a peaceful and sunny South facing retreat, perfect for relaxing or entertaining guests. Located in a convenient and accessible area just off of the Town centre, this house is both affordable and secure, making it an ideal choice for families or professionals. Don't miss out on the opportunity to make this stylish and well-lit property your own. Contact us today to arrange a viewing and experience the warmth and comfort this beautiful home has to offer.



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.

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THE VENDOR INFORMS US THAT THE PROPERTY IS THOUGHT TO BE CONSTRUCTED OF PREDOMINATELY BRICK AND STONE AND RENDER UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS.

HEATING: GAS BOILER.

MAINS WATER - MAINS ELECTRIC - MAINS DRAINAGE -
LANDLINE TELEPHONE.

BROADBAND COVERAGE: SUPERFAST AVAILABLE UP
TO 80MBPS (INFORMATION TAKEN FROM OFCOM
CHECKER)

MOBILE PHONE COVERAGE: IS LIMITED INDOORS AND
LIKELY OUTDOORS (SEE OFCOM CHECKER FOR
FURTHER INFORMATION)

PART OF THE PROPERTY IS CONSIDERED A FLYING
FREEHOLD WHERE THE KITCHEN IS OVERLAPPED BY
THE PROPERTY NEXT DOOR. THE THIRD BEDROOM
ALSO OVERLAPS THE ENTRANCE PORCH FOR BOTH
PROPERTIES.

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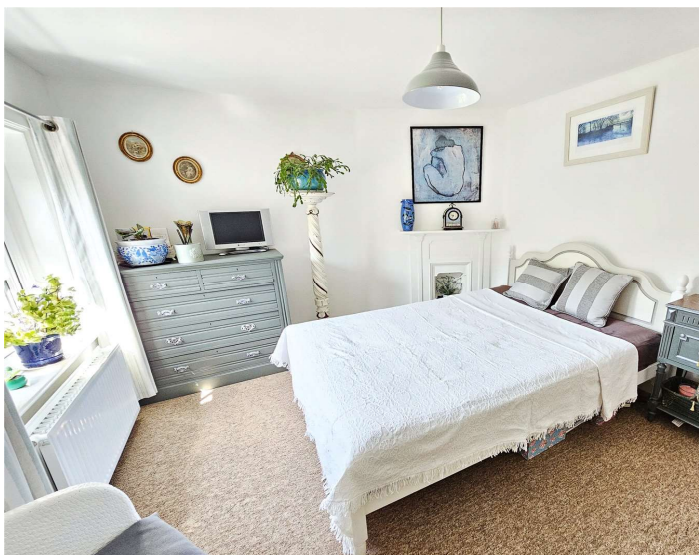
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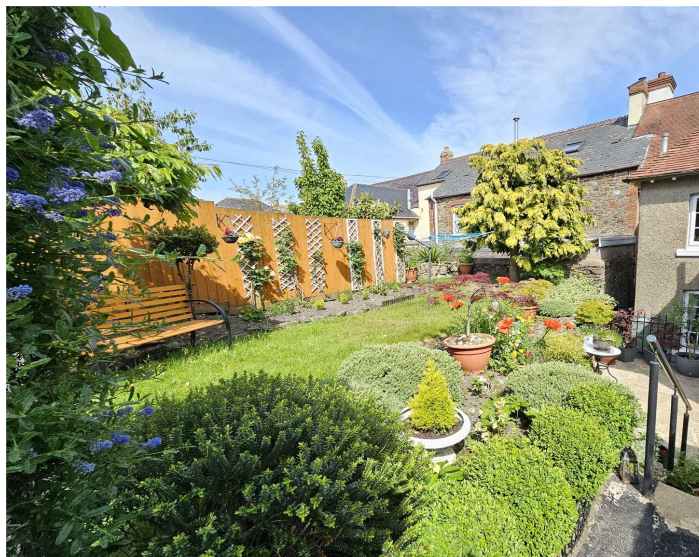
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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Plan produced using PlanUp.

Directions

On foot from our office on Well Street turn right into Fore Street, then when you reach Lloyds chemist in the far right corner, turn right and proceed on through the church yard bearing left and following on to the right, where upon reaching New Street bear left and continue on New Street to where the property is located after a short distance on your left 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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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

01805 624 426

for a free conveyancing
quote and mortgage advice.



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