

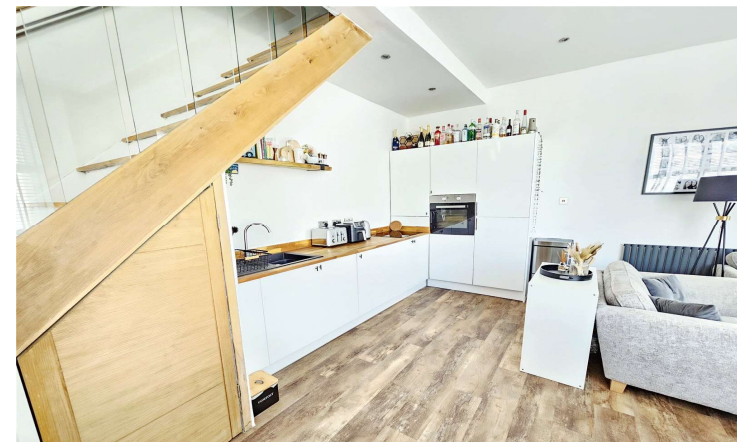


Bond
Oxborough
Phillips

Changing Lifestyles

29 New Street
Torrington
Devon
EX38 8BS

Asking Price: £160,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

29 New Street, Torrington, Devon, EX38 8BS

- Ideal first time home
- Off road parking
- Recently upgraded
- Two bedrooms
- Ensuite shower room
- Short walk to town centre
- EPC: D
- Council Tax Band: A



An ideal first time purchase or investment opportunity comes with this very well presented two bedroom corner home. Quirky too and much improved by the current owner. This lovely home has enjoyed a newly fitted kitchen in the last few years with built in appliances and has been decorated and upgraded throughout. Parking is often at a premium in Torrington but no fears here. Within a thirty second walk around the corner the property has its very own allocated parking spot adding to the list of benefits already mentioned. Yes, there is no garden space but that could also be construed as a benefit especially with all the green spaces surrounding the town.



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.

In short, this a lovely little cottage in a great spot and friendly town, what's not to like?

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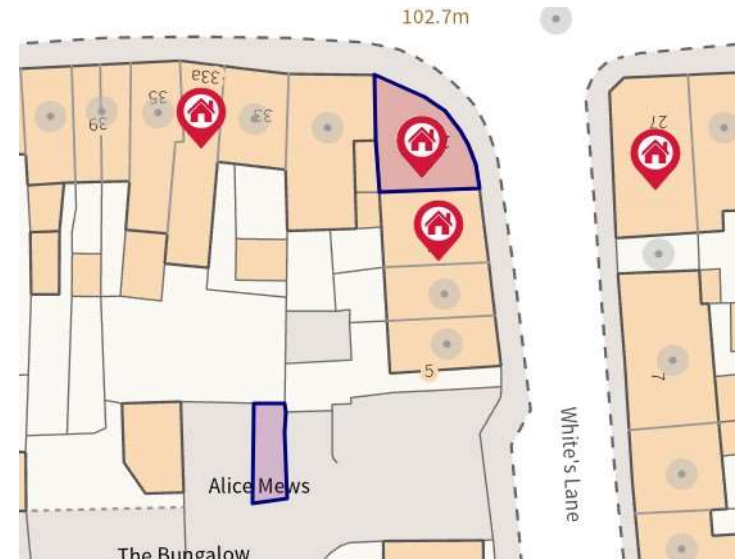
Have a property to sell or let?

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.

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.



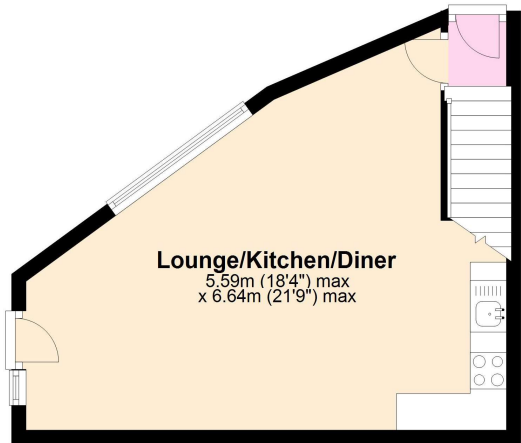
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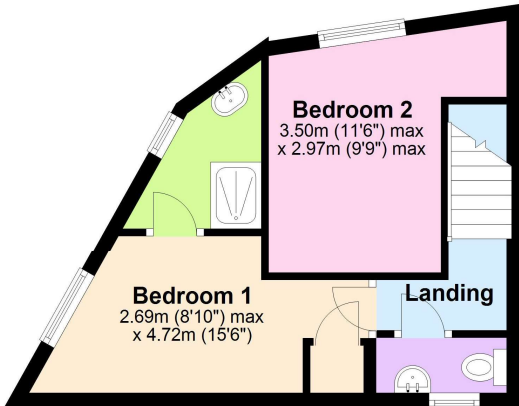
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Ground Floor



First Floor



BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From our offices continue down Well Street to the cross roads turning left into New Road. Continue to the roundabout turning left into Calf Street which in turn becomes New Street. Pass Potacre Street and the Church on your left hand side. Take the next left onto White's Lane and the property will be found immediately to your right on the corner of the road.

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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