



Bond
Oxborough
Phillips

Changing Lifestyles

143 New Street
Torrington
Devon
EX38 8BU

Guide Price: £220,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- Parking and Garage
- Two Bedrooms
- Loft Room
- South Facing Garden
- Short Walk into Town
- Interior Modernization
- EPC: D
- Council Tax Band: A



Nestled in the heart of a charming town, this delightful two-bedroom terraced house exudes warmth and character. Boasting a cosy interior, this property offers a homely atmosphere perfect for relaxation and comfort. The house features a lovely garden, ideal for enjoying outdoor moments while benefitting from a garage and off street parking for multiple cars. With its charming facade and welcoming interiors, this property is perfect for small families, couples, or individuals seeking a peaceful and inviting home.

You enter the property via an internal porch, the second door is a beautiful wooden door that you will see throughout with traditional latch handles. Stepping into a contemporary yet characterful living room, the exposed timbers compliment the room along with the oak features that the current vendor has added. A step up to the dining area creates a subtle divide between the two spaces that then leads to the kitchen and bathroom to the rear, both of which have been modernized in the vendor's tenure. The spacious kitchen provides ample worktop and cupboard space as well as access to the courtyard garden to the side and the main garden to the rear. The updated bathroom provides a modern bath, toilet and wash basin.



Moving upstairs, the landing leads into both bedrooms, the master of which boasts a new set of built in wardrobes. The landing provides access to another staircase giving access to the attic room which has power and heating connected.

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Outside to the rear is an enclosed garden separated almost into three sections. The initial steps lead to a brick patio providing a perfect space for your outdoor furniture and a spot to host family and friends. The middle section is mostly artificial grass while the third section is raised and decked. This gives access into the current owner's utility room. The garage is now sectioned off providing this utility while the main garage is still a respectable 17 feet in length. Beyond this is a driveway offering off road parking for 2/3 cars.

The home is located within the heart of the 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.

Don't miss the opportunity to make this charming property your new home sweet home. Contact us today to arrange a viewing and discover the magic of this lovely terraced house.

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The vendor informs us that the property is thought to be constructed of stone 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: Superfast available up to 80mbps (information taken from Ofcom checker)

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

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Floorplan



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 PlanIt.

Directions

Directions from Torrington town centre, proceed along South Street and into Whites Lane, at the T-Junction turn left into New Street, continue past Stonemans Lane and after a short distance the property will be situated on the left hand side of the road before the Torrington Arms on the right. The property has a sale board clearly displayed to make it easy to identify.

What3Words - ///rocks.cools.public

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...

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EX38 8EP

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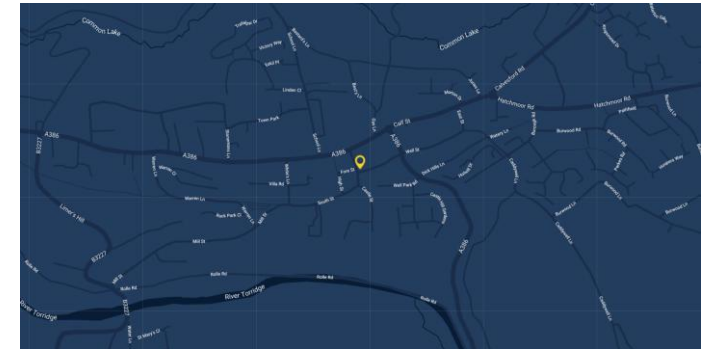
Have a property to sell or let?

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
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