



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

172A  
New Street  
Torrington  
Devon  
EX38 8BX

**Offers in excess of: £170,000 Freehold**



**Changing Lifestyles**

**01805 624 426**  
**torrington@boproperty.com**

172A, New Street, Torrington, Devon, EX38 8BX

- No Onward Chain
- Character Cottage
- Two Bedrooms
- Log Burning Stove
- Renovations Throughout
- Close to Amenities
- Enclosed Courtyard Garden
- EPC: TBC
- Council Tax Band: A



A charming and well-maintained period terraced home located in the heart of a bustling town. This delightful property boasts two bedrooms, offering a cosy and homely atmosphere throughout. The interior is stylishly decorated, creating a warm and inviting living space. The house features a lovely patio area, perfect for enjoying the outdoors and entertaining guests. With its clean and well-kept appearance, this property is ideal for those seeking a comfortable and convenient living environment.

The home has had many important improvements over the last year, from a full rewire, to a new kitchen, a new bathroom and a much needed redecoration. You can tell the current vendor has turned this into a real usable and cosy home.

Upon entering the home, you benefit from a small entrance hall granting access to the living space on your left as well as the stairs leading to the first floor. The living room is a bright and airy space giving plenty of room for all your furniture. The log burning stove sits in the middle of the room creating a warm and cosy atmosphere all year round. The kitchen is to the rear boasting a modern kitchen with plenty of worktop and cupboard space. With worktops on both sides, there is plenty of space for your under counter fridge, freezer and washing machine. The window to the rear gives an outlook to your courtyard. Adjoining the kitchen is a rear external porch that is covered providing a space for your outdoor items. Upstairs comprises of two bedrooms and the family bathroom. The bathroom has again been changed in the last year meaning it now has a modern flow in a period home.

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## Changing Lifestyles



Outside features a courtyard garden that feels very private with rear access. If you are looking for something easy maintenance that gives you the small outside space you need, there isn't much better than this.

Located in a sought-after area, close to amenities and transport links, this charming home is a perfect opportunity for first-time buyers or those looking to downsize. Don't miss the chance to make this lovely house your new home. Contact us today to arrange a viewing.

The vendor informs us that the property is thought to be constructed of stone under a slate 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 - Mains gas - Landline telephone.**

**Broadband coverage: Superfast available, up to 56mbps download speed (information taken from Ofcom checker).**

**Mobile phone coverage: Available onsite, indoor limited and outdoor likely (see Ofcom checker for further information).**

### 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.

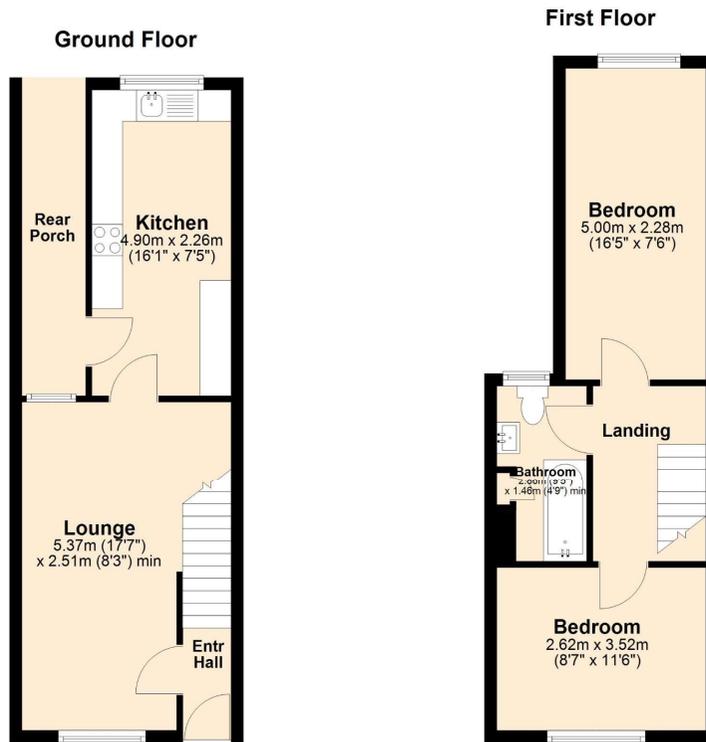


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## Floorplan



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 PlanUp.

## 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 Stoneman's Lane and after a short distance the property will be situated on the right hand side with number plate and For Sale board clearly displayed.

What3Words - [///unicorns.cobras.listed](https://www.what3words.com/unicorns.cobras.listed)

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 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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