



Bond
Oxborough
Phillips

Changing Lifestyles

Sunrise
3 The Village
Little Torrington
Devon
EX38 8PS

Guide Price: £300,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- No Onward Chain
- Large Enclosed Garden
- Three Double Bedrooms
- Multiple Reception Rooms
- Utility Room
- Village Location
- EPC: TBC
- Council Tax Band: B



Welcome to this beautifully presented semi-detached home located in a charming village setting. This delightful property boasts three well-proportioned bedrooms, perfect for a growing family or those seeking extra space. The house exudes a warm and inviting atmosphere, with a clean and homely feel throughout. Enjoy the tranquillity of this peaceful and quiet village, while basking in the abundance of natural light that fills the spacious rooms. The property features a beautifully looked after and generously sized garden, ideal for relaxing or entertaining outdoors.

The entrance to the property is on the side, coming in through the porch and into the entrance hall. This is where you first get that feeling of bright, airy and spacious rooms. The window in here draws in the natural light from the kitchen. This entrance layout flows perfectly allowing the lounge and dining room to be a good size whilst looking out onto your front garden. The lounge is cosy and features an electric fireplace where the chimney is which creates alcoves either side, a lovely spot for some of your furniture. The dining room features a similar layout and again features alcoves for additional floor space. The old kitchen is now the utility room. Additional cupboard space is often a priority, you'll be pleasantly surprised here. The utility room also benefits from a downstairs toilet and wash basin.





The now kitchen/living room that stretches over 23 feet in length is the area of the home you feel you just want to spend all your time. With over half the wall space covered by windows, the natural light streams in bouncing from front to back. The kitchen has plenty of cupboard and worktop space with the built in dishwasher and one and a half bowl sink sitting in the centre island. The room provides a beautiful outlook over your garden and provides visibility to the little ones should you need to.

As you approach the upstairs, the landing window keeps the light flowing in while you get the additional benefit of looking out over your beautiful garden and beyond. Upstairs features three bedrooms, all of which are double and the family bathroom. The bathroom features a 'P' shaped bath with toilet and sink while taking advantage of a useful storage cupboard.

The rear garden is where this property gets even better. The large enclosed garden is mainly laid to lawn with a variety of beautiful flowers, sheds and greenhouses surrounding the edge. Exiting out of the kitchen doors, the initial patio is the perfect space for your garden furniture. The roofed pergola given the name 'the patio bar' provides a welcomed space to entertain family and friends. The outdoor 'snug' is within a previous greenhouse and fitted with electric, a cosy spot to relax of an evening.





The actual greenhouse provides you the space to grow your own produce while raised areas around the garden present to opportunity to cultivate your own garden. All this and there is still plenty of room in the rear and front garden for the children to burn out their energy.

Don't miss the opportunity to make this bright and welcoming property your own. Contact us today to arrange a viewing and experience the charm of this village home first-hand.

Agent Notes:

There is a shared pathway between number 2, 3 and 4 that give access to the properties.

The vendor informs us that the property is thought to be constructed of block and brick under a cement tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Oil boiler.

Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Superfast available up to 76mbps (information taken from Ofcom checker)

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

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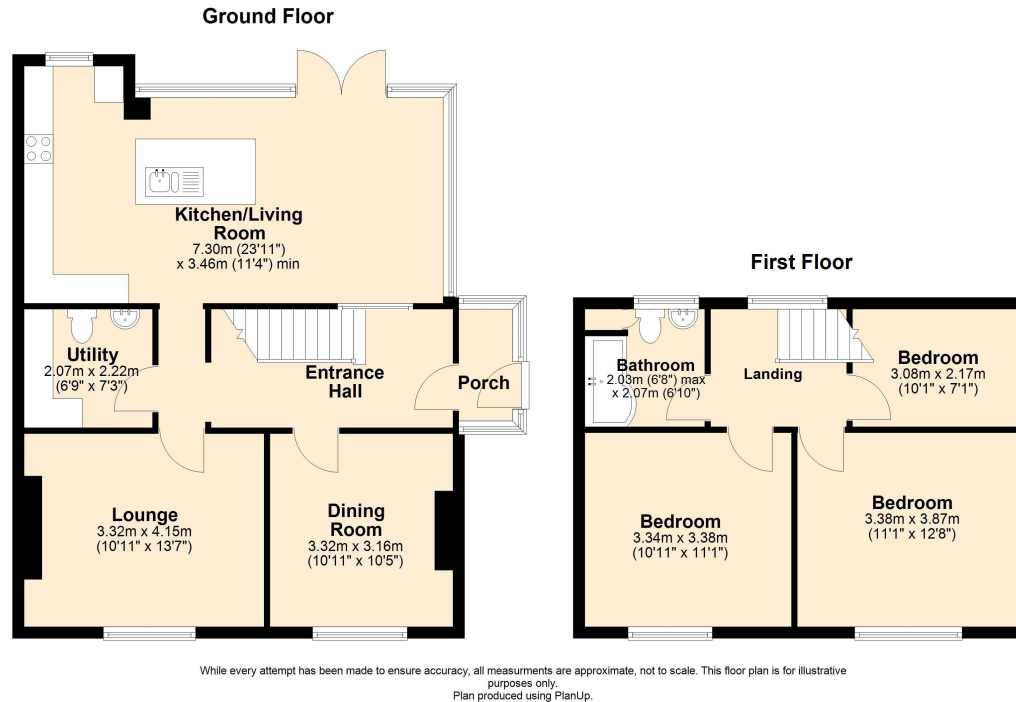


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Floorplan



Directions

From the centre of Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton and follow the road over the bridge and up the hill where, after approximately 2 miles, you take the first left hand turning signposted Little Torrington and follow this road into the village, where the property will be found at the end of the Village Hall Car Park with name plate clearly displayed.

What3Words - [///flicked.rephrase.novelist](#)

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
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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.

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