

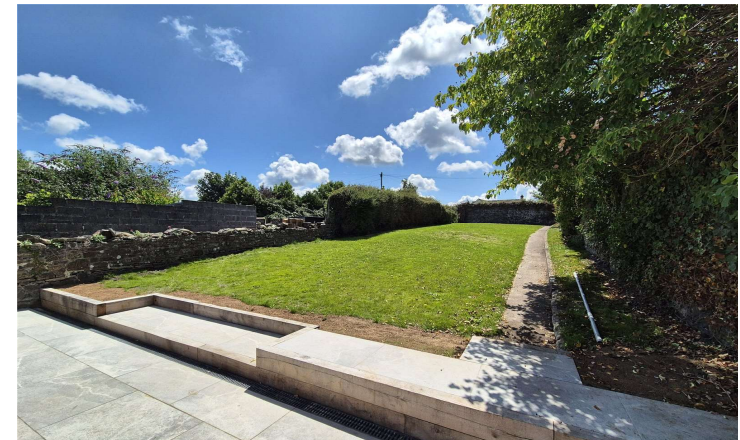


Bond
Oxborough
Phillips

Changing Lifestyles

79 New Street
Torrington
Devon
EX38 8BT

Offers in excess of: £425,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

79 New Street, Torrington, Devon, EX38 8BT

- No Onward Chain
- Complete Renovation
- Garage with Off Road Parking
- Annex Potential
- Four Bedrooms
- Three Bathrooms (One En-Suite)
- Multiple Reception Rooms
- South Facing Garden
- Short Walk into Town
- EPC: TBC
- Council Tax Band: TBC



WOW! A modern home within a period shell. I remember 2 years ago selling this once dated home thinking this could be something special. Never did I imagine quite how impressive of a transformation this property would get. Having had a complete renovation, an extension creating the option for multi-generational living and a south facing garden you can now not only access but fully enjoy with family and friends. This now modern terraced house offers a perfect blend of style and functionality. Boasting four spacious bedrooms and three bathrooms, this property is ideal for families looking for a comfortable and convenient living space. The interior is bright and well-lit, creating a welcoming atmosphere throughout. With parking/garage facilities, convenience is guaranteed for anyone with vehicles. Situated in the heart of Great Torrington, this property offers easy access to local amenities, schools, and transport links.



Taking the initial step though the entrance hall not only do you get that first sense of space but storage as well, featured here is the first of many cupboards. The cloakroom makes maximum use of space using a two in one toilet and sink. The first reception room sits at the front of the property with part glazed double doors leading the kitchen/diner, this allows the natural light to flow in from multiple places. The kitchen/diner has been extended out to the side and now has vaulted ceilings providing that wow factor as soon as you see it. The dark green cabinets fit beautifully within the aesthetic of the once period interior and features an integrated fridge/freezer, microwave, and dishwasher. The duel fuel Rangemaster fits in with the period aesthetic featuring 6 hobs and a hot plate. To round out the kitchen, the one and a half bowl sinks sits below the kitchen window. Within the kitchen is a side access door leading out to courtyard area, a space to leave the car which we will touch on later or just a secluded seating area.

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The utility provides another storage cupboard, even more countertop and cabinet space with room for your washing machine and tumble dryer, and another side door out to the courtyard. Beyond the utility is another storage cupboard, double bedroom, shower room and second reception room. Perfect for those seeking future proofing or multi-generational living. The second reception room sits to the rear of the property with bi-fold doors looking out over the south facing garden. A fantastic opportunity to enjoy indoor/outdoor entertaining with family and friends. A room always taking advantage of the natural light.

Upstairs features another storage cupboard, three double bedrooms, family bathroom and en-suite to master. The master also benefits from an integrated storage cupboard. Bedroom two is a great size and again benefits from not one but two integrated storage cupboards. The family bathrooms features a bath with above shower, toilet and sink with vanity unit.

The rear garden has an initial patio, paved with beautiful grey porcelain slabs, a spot for all your outdoor furniture. With the garden being south facing you can enjoy a spot of alfresco dining while basking in the best of the Devon sun. The remainder of the garden is laid to lawn, thought to be approximately 100 feet in length and provides a wonderful space for all the family. Are you looking for a place to plant and grow your own produce? Enough room for the children to run around and play? A space to relax within your own private garden? Whether it's just the one reason, all three or maybe something else, rest assured the rear garden provides ample space for a variety of needs.

The property features a large garage with electric door allowing off road parking. For most cars, due to the garage being open at the back, you can drive on through to the courtyard allowing for additional parking space.

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The home is located in a stunning part of town and is just a short walk away from 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 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 stylish and spacious property your new home. Contact us now to arrange a viewing and experience the charm of this wonderful house for yourself.



The vendor informs us that the property is thought to be constructed of stone and cob under a slate tiled roof. The extension being constructed of block and render. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Gas Combi boiler (Underfloor heating).

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

Mobile phone and Broadband coverage: Refer to Ofcom checker.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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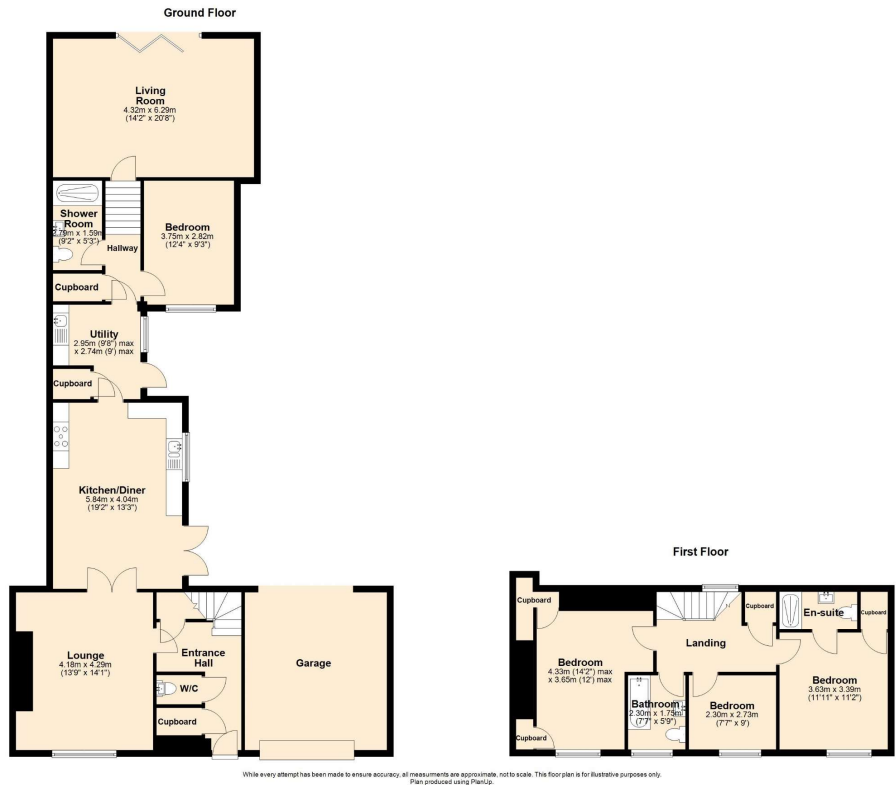


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Floorplan



Directions

Directions from Torrington town centre, proceed along South Street and into Whites Lane, at the T-Junction turn left into New Street and continue for a short distance. You will find the property on your left hand side.

What3Words - [///ignites.corkscrew.anchovies](https://www.what3words.com/ignites.corkscrew.anchovies)

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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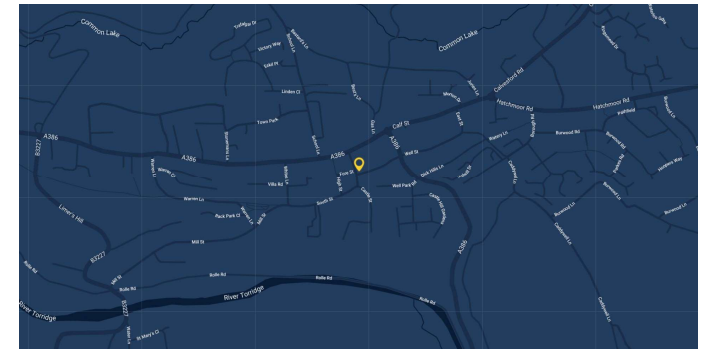
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If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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