



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

12 Calf Street  
Torrington  
Devon  
EX38 8EQ

**Starting Price: £150,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@boproperty.com](mailto:torrington@boproperty.com)



12 Calf Street, Torrington, Devon, EX38 8EQ

- No Onward Chain
- Three Double Bedrooms
- Two Bathrooms
- Short Walk into Town
- Enclosed Rear Garden
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- EPC: D
- Council Tax Band: B



Nestled in the picturesque town of Great Torrington, this homely three bedroom, two bathroom end-of-terrace house exudes a sense of warmth and comfort. Boasting a cosy ambiance, the property offers ample space for a growing family or those seeking an investment opportunity. Outside, the property benefits from a lovely enclosed garden space, perfect for enjoying the Devon sun and a morning coffee.

The living room sits to the front of the cottage boasting a small log burner allowing for a cosy setting on those colder days and nights. The living room opens up to the dining room giving a lounge/diner feel, perfect to grant enough space for the whole family or hosting friends. The galley kitchen to the rear boasts a one and a half bowl sink, under counter space for your washing machine and room for your fridge/freezer. Upstairs the home benefits from all three bedrooms being a double meaning plenty of room for the whole family. The master enjoys an en-suite shower room while the family bathroom sits to the rear looking out over your rear garden.

The rear garden is perfect if you are looking for something low maintenance yet big enough for pets, children or even hosting family or friends for a BBQ and alfresco dining. The garden is mainly laid to lawn with decking to the rear creating that all important space for your outdoor furniture. The garden has a side gate giving easy access back out to the front without having to walk through the property.

Whether you're looking for a family home or a peaceful escape from city life, this delightful end-of-terrace house is sure to tick all the boxes. Don't miss the opportunity to make this property your own. Contact us today to arrange a viewing.

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## Changing Lifestyles



### 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.

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.

#### Agent Notes:

The property does include a right of way under the underpass for the bungalow behind to have pedestrian access to the property.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

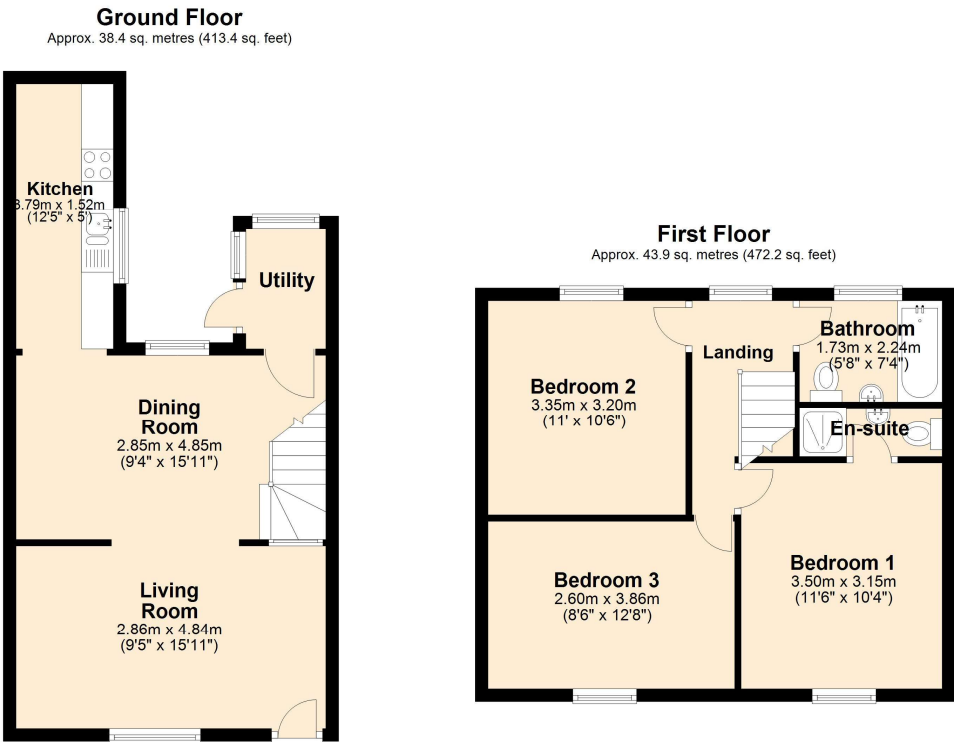
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Floorplan and EPC



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From our office continue down Well Street and turn left onto New Road. At the roundabout by the BP garage turn left into Calf Street where the property will be found after a short distance on your right hand side with a for sale board clearly displayed.

What3Wordss - ///tickling.mess.pushes

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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