



Bond
Oxborough
Phillips

Changing Lifestyles

17 Burwood Road
Torrington
Devon
EX38 7NE

Offers in excess of: £290,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- LARGE 4 BEDROOM FAMILY HOME
- GROUND FLOOR ENSUITE BEDROOM
- PROVIDES FOR LIMITED MOBILITY
- MODERN KITCHEN/DINER
- GROUND FLOOR ENSUITE BEDROOM
- PRIVATE GARDEN
- LARGE DRIVEWAY
- GARAGE
- CLOSE TO SCHOOLS
- PERFECT FOR DEPENDENTS
- EPC: D
- Council Tax Band: B



Perfect home for large Families, those with dependents, and those with disabilities - there are many reasons for this, and the ability to reside on the ground floor, if needed as well as the strong location so close to both the Primary and secondary schools and it being a short walk from town are just the first. What really makes this a family home is the longevity of family that it will support far beyond school years - let me explain. The large ensuite bedroom on the ground floor transforms the dynamic and invites either a haven for grown teenagers, a comfortable and practical retreat for a dependant member of the family - be they mature or disabled (as the doorways and facilities cater for wheelchair users) or, thinking ahead, mum and dad can avoid a move later to a bungalow as the home can be used on one floor. It is connected living, but with privacy. If even more independent space is required, the garage could be utilised to completely isolate it and create annex or income (subject to the usual consents). Like most of the home, the ensuite shower room has been modernised and had under-floor heating added for more comfort and offers a stylish finish.



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Other more obvious reasons include the large and practical driveway. It will service the whole families cars, whatever diversity is occupying it at the time. The Kitchen/diner is a great family space with an attractive and timeless Hardwood, fully fitted kitchen with all the appliances built in and room for the table to extend and seat everyone. The sitting room is largely square and can be configured however one sees fit as well it having direct access to the garden. The enclosed porch and entrance hall complete the ground floor.

On the first floor are three bedrooms and another bathroom, two of which are double bedrooms with the main bedroom having built-in wardrobes, and a third, smaller bedroom. This room has the single bed built in over the bulk-head of the stairwell to add additional floor space. The bathroom has also been modernised and retains the bath (again catering for all needs) with a shower over. This again is stylish and very well finished.



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Outside, the rear garden is enclosed, balanced and offers a good deal of privacy. A large patio extends from the home and meets the lawn, which stretches behind the ground floor bedroom – (which in turn provides a covered area for some storage of garden furniture) and the whole is level and enclosed by tall hedging and fencing.

The boiler has been replaced in recent years and the home has been evidently maintained to a very high standard throughout. There is nothing to have to do. In summary, one gets the benefits of a much more modern home, but in a more mature setting with enough room for the whole family, young and old.



Viewing is available immediately upon request, and we look forward to meeting you at your earliest convenience.

The vendor informs us that the property is thought to be of traditional construction under a pitched roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Gas boiler to radiators.
Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Ultrafast available, up to 300mbps download speed (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 PlanUp.

Directions

From Torrington Square take the Well Street exit and at the road junction turn left. At the mini roundabout with the petrol station on the right hand side, turn right and proceed until the next roundabout whereupon take the B3227 signposted South Molton. Take the second turning on your right into Borough Road followed by your first left into Burwood Road. Follow the road for a short distance where the home will be found on your left with number plate clearly displayed.

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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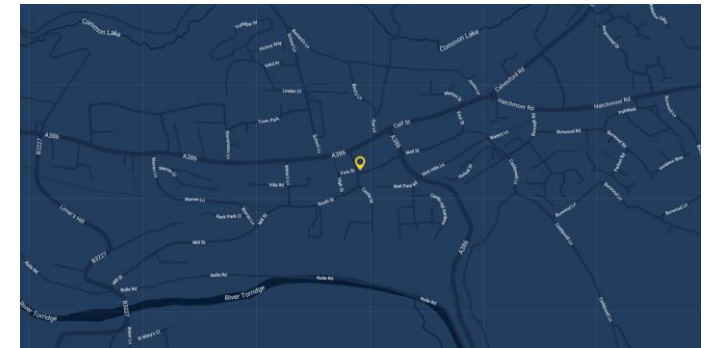
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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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