



5 Calf Street  
Torrington  
Devon  
EX38 8EQ

**Guide Price: £210,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



- Double Fronted Property
- Five Bedrooms
- Two Bathrooms
- Multiple Reception Rooms
- Enclosed Southerly Facing Garden
- Short Walk into Town
- Close to Local Transport Links
- Renovated Throughout
- EPC: E
- Council Tax Band: B



Perfectly positioned within the heart of Great Torrington, this double fronted property presents a rare opportunity to acquire a delightful family home. This bright, modern property is well-maintained and spacious, perfect for a growing family. Boasting five generously proportioned bedrooms, this property exudes a sense of space and comfort throughout. The bright and airy interiors are complemented by modern finishes and a well-maintained aesthetic, creating a welcoming atmosphere. The property features a large enclosed garden, perfect for outdoor entertaining or simply relaxing in the fresh air.

During the previous vendors tenure they have made some improvements over the years. Partial rewires, a new boiler, new windows, a new kitchen, new bathrooms upstairs and down and a whole lot of decoration.

Upon entering the property there is an initial porch before the entrance hall where you will find your first two reception rooms. The first of these is the dining room which is a generous size and takes advantage of features like the two arched alcoves. On the opposite side of the hall, the living room stretches just over seventeen feet in length providing ample room for the whole family. Continuing to the end of the entrance hall you will find the beautiful staircase, the kitchen, breakfast room, wet room and back porch giving access to the garden.



## Changing Lifestyles



The kitchen being one of the biggest improvements, is now a striking navy blue coupled with white countertops. This now provides ample cupboard space for your storage needs. The now breakfast room creates a great space to keep an eye on the little ones however should you be looking for a utility, the vendors have kept the pipework to make this possible. The old downsize W/C has been revived into a wet room. If future planning is on your mind, this could be perfect to pair along with a downstairs bedroom, or for the time being a perfect space to wash down pets.

The first floor opens up into a wonderful sized landing, flooded with natural light that streams in though the velux window. Upstairs comprises of five bedrooms, four of which are double and a four piece family bathroom. Two of the four double bedrooms now benefit from built-in wardrobes creating a sleek space. The final bedroom has now had the original window reopened up allowing for a brighter space. Should you not need the fifth bedroom, this is a perfect office, hobbies room or play room. The four piece bathroom has been made bigger, and has been fully revamped taking advantage of a free standing bath, double shower, sink with vanity unit and toilet.

Outside the rear garden is a fairly level space with stone slabs and artificial grass, perfect for those of you seeking a low maintenance garden. The garden benefits from being fully enclosed with a feeling a privacy. If hosting family and friends is important then here is a great space to indulge in some alfresco dining and relaxation. Should you be looking to have a garden laid to lawn, this shouldn't be an issue as the property previously enjoyed this type of garden.

5 Calf Street, Torrington, Devon, EX38 8EQ

## Changing Lifestyles



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

5 Calf Street, Torrington, Devon, EX38 8EQ



**Don't miss the chance to make this homely and spacious residence your own. Contact us today to arrange a viewing and discover the endless possibilities that await in this wonderful property.**

**Agent Notes:**

**It may be difficult to obtain finance due to potential works required. The property does have a small flying freehold under a section of the upstairs bathroom.**

**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 80mbps download speed (information taken from Ofcom checker).**

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



**Changing Lifestyles**

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

5 Calf Street, Torrington, Devon, EX38 8EQ

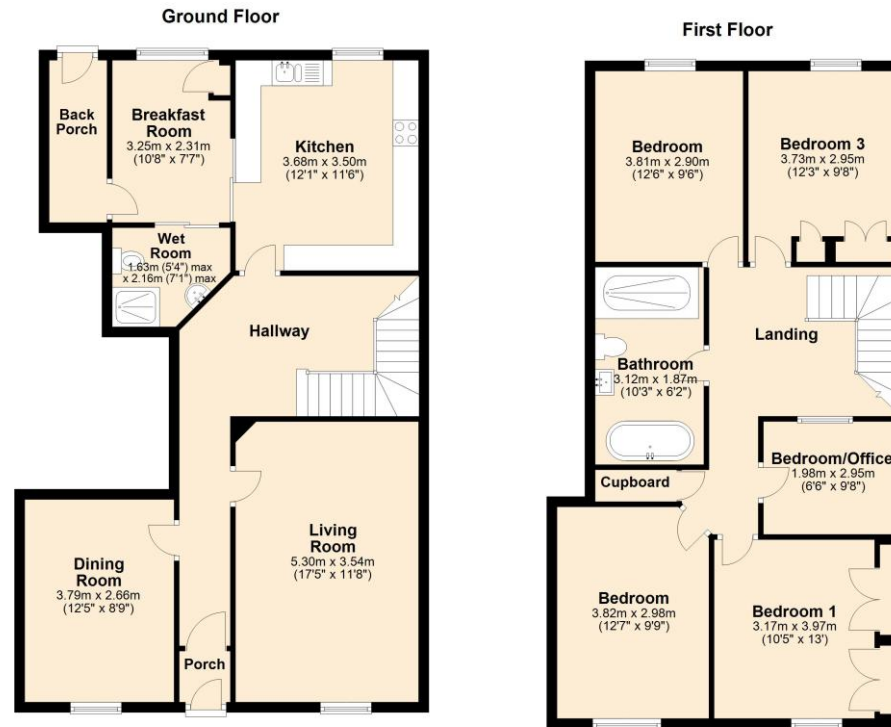


Changing Lifestyles

01805 624 426  
torrington@boproperty.com

5 Calf Street, Torrington, Devon, EX38 8EQ

## 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 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 left hand side with a For Sale board clearly displayed.

What3Words - ///opposites.modes.diggers

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.

Changing Lifestyles

01805 624 426  
torrington@boproperty.com

5 Calf Street, Torrington, Devon, EX38 8EQ

Changing Lifestyles

We are here to help you find  
and buy your new home...

2 Well Street  
Torrington  
Devon

EX38 8EP

Tel: 01805 624 426

Email: [torrington@boproperty.com](mailto:torrington@boproperty.com)

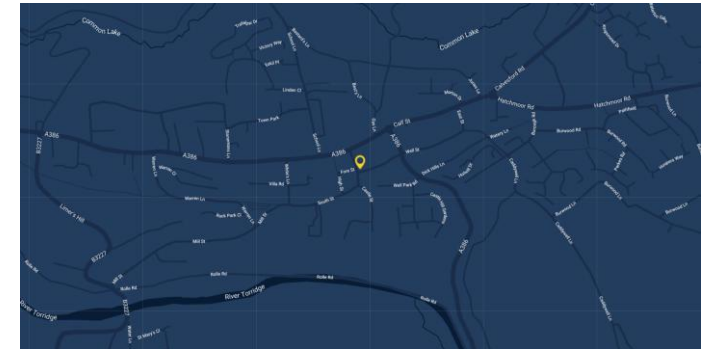
Have a property to sell or let?

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 a free conveyancing  
quote and mortgage advice.



Changing Lifestyles

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