



Bond
Oxborough
Phillips

Changing Lifestyles

Sebring
Church Meadow
Langtree
Torrington
Devon
EX38 8RS

Asking Price: £325,000 Freehold



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01805 624 426
torrington@bopproperty.com

Sebring, Church Meadow, Langtree, Torrington, Devon, EX38 8RS



- Detached bungalow
- Two bedrooms
- Ensuite to master
- Conservatory
- Detached garage
- Enclosed rear garden
- Views over countryside
- EPC: TBC
- Council Tax Band: D



Nestled in the picturesque village of Langtree is this modern detached bungalow that offers a charming and cosy living space ideal for those seeking peace and quiet. The property boasts two well-lit double bedrooms, a spacious living area with adjoining conservatory and a modern kitchen with all the necessary amenities for comfortable living. The homely atmosphere is further enhanced by the beautiful garden, perfect for relaxing or entertaining guests whilst gazing over the adjoining countryside. With ample parking space and a garage for convenience, this property is truly a gem in this tranquil setting.

Langtree is handily placed and is often described as the gateway to everywhere. From here you can enjoy good road links to the market towns of Great Torrington and Bideford both within a 20 minute drive, also Exeter within an hour's drive from Stibb Cross. In the other direction is the market town of Holsworthy, close to the Cornish borders. Within a two mile drive you can find yourself enjoying the locally renowned Tarka Trail a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. There are lots to do both regionally and locally. Within just a twenty minute drive you have the Plough arts centre / theatre, Dartington Crystal and The Royal Horticultural society gardens "Rosemoor" to enjoy.



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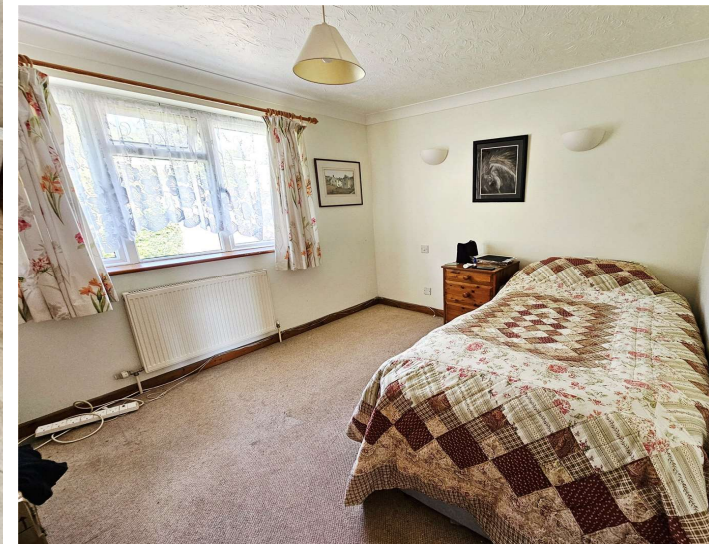
Whether you are looking for a peaceful retreat or a comfortable home, this property ticks all the boxes. Don't miss the opportunity to make this inviting and spacious bungalow your own. Contact us today to arrange a viewing.

THE VENDOR INFORMS US THAT THE PROPERTY IS OF BLOCK AND RENDER CONSTRUCTION UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL HEATING. OTHER FORMS OF HEATING INCLUDE AN ELECTRIC FIRE IN THE LIVING ROOM. MAINS ELECTRIC AND WATER ARE CONNECTED AS IS MAINS DRAINAGE.

BROADBAND: SUPERFAST SPEEDS AVAILABLE UP TO 80 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE AVAILABLE ONSITE IS LIKELY (SEE OFCOM CHECKER FOR FURTHER INFORMATION)





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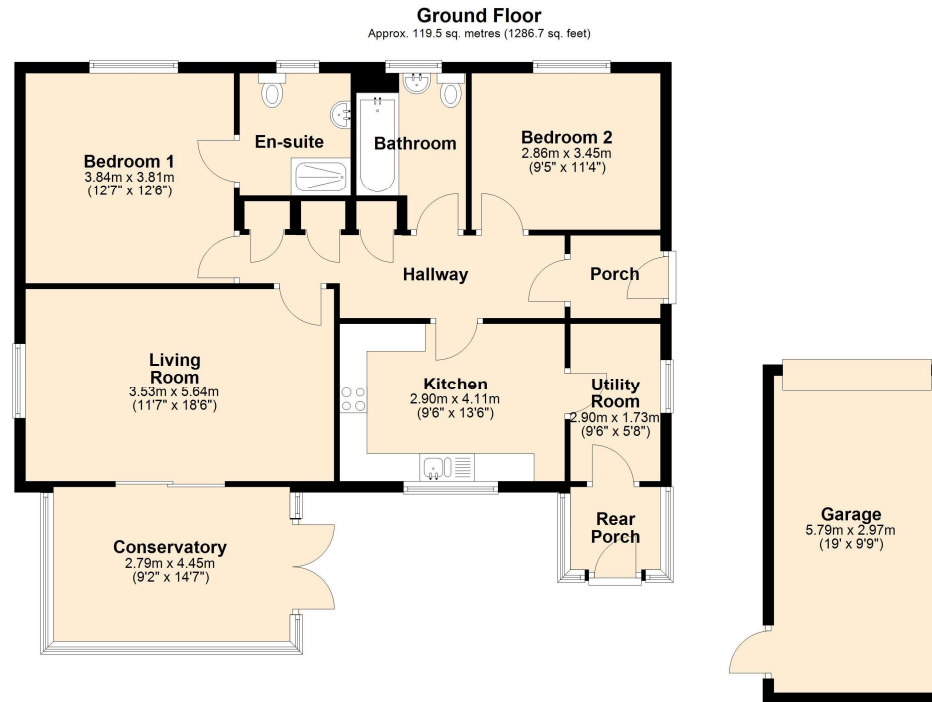
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Total area: approx. 119.5 sq. metres (1286.7 sq. feet)

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 take the B3227 signposted Langtree/Holsworthy and stay on this road until reaching Langtree Village. Continue into the village turning left into Church Lane. Continue down the lane to where it bears left. At this point turn right into Church Meadow where Sebring will be found on your left hand side.

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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If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
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to provide you with a free valuation of your home.

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