



Bond
Oxborough
Phillips

Changing Lifestyles

74A New Street
Torrington
Devon
EX38 8BS

Guide Price: £150,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

74A New Street, Torrington, Devon, EX38 8BS

- Four Bedrooms
- Large Living Room
- Investment Potential
- Rear Garden
- Close Proximity to Town
- EPC: D
- Council Tax Band: A



A wonderful period property situated within the Heart of Great Torrington. I think it is important now to point out the property is in need of modernisation and updating but walking in, you can really see the vision of what this home could become.

With the lounge previously being a shop front it now benefits from the double windows drawing in natural light throughout the room. The room stretches over 15 feet in length and 18 feet in width providing plenty of room for any future furniture. The downstairs shower room again boasts a lovely space, maybe enough room for a four piece bathroom suite? The kitchen/diner has a small corridor granting access out of a side door which will lead you down to your rear garden. The kitchen/diner also benefits from dual aspect windows on either side of the room bringing in even more natural light. With some vision, the space could really be a dream kitchen. Upstairs comprises of four bedrooms and a separate W/C. Three of these bedrooms are double with the fourth being a large single. I think there is the opportunity up here to potentially convert one of the bedrooms to a bathroom should you want to.

The garden is again in need of some TLC and clearing however the space available allows you to create a wonderful outdoor area. Whether this includes growing your own fruit and veg, a spot for the children to play or just an outdoor sanctuary for you to enjoy the best of the Devon sun, this could be something lovely.

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The home is just a stone's throw away from the beautiful Torrington commons with the scenic river Torridge meandering through the valley below. The 365 acres of countryside allows 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. You are only a few minute's walk from being right in the town square where you will find all that Torrington has to offer. A local butchers, green grocers, bakery, supermarket, take away's, The Plough Arts Centre and of course the Pannier Market.

Agent Notes:

The property does have a flying freehold at the rear above the kitchen.



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 vendor informs us that the property is thought to be mainly constructed of cob and stone under a 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 - Landline telephone.

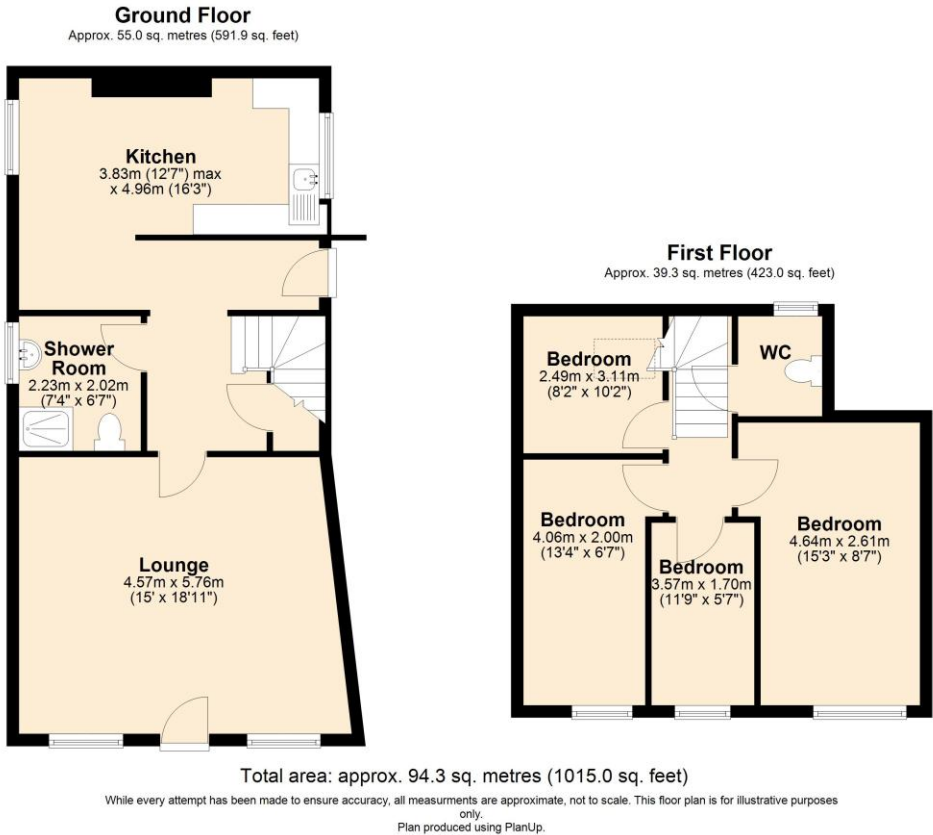
Broadband coverage: Super-fast available 80mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Torrington Square take the South Street exit and continue around into Whites Lane, at the road junction turn left into New Street signposted Bideford/Holsworthy. Follow the road for a short distance where the property will be found on your right hand side.

What3Words - [///convert.pickles.flocking](https://www.what3words.com/convert/pickles.flocking)

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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