

7 Calf Street  
Torrington  
Devon  
EX38 8EQ

**Offers In Excess Of: £200,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

7 Calf Street, Torrington, Devon, EX38 8EQ

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- Three Bedrooms
- Kitchen/Diner
- Garage/Workshop
- Cloakroom
- Courtyard Garden
- Short Walk into Town
- EPC: D
- Council Tax Band: B



Located in a sought-after town of Great Torrington, this period semi-detached home offers a perfect blend of comfort and convenience. Boasting three well-appointed bedrooms, this property exudes a cosy atmosphere ideal for family living. The spacious living area as well as kitchen/diner is perfect for entertaining guests or enjoying quality time with loved ones. The property features a lovely patio area, perfect for al fresco dining or simply unwinding after a long day. With the property benefitting from the garage, there is the potential to having a space to park your car.

Upon entering the home there is an initial porch before heading into the entrance hall, its often said to me how important these are to lots of people for many reasons but more specifically to have peace of mind that pets can't go running out. The living room is positioned to the front of the home with a log burning stove creating a cosy and warm atmosphere for the whole family. The kitchen/diner to the rear feels open plan yet could also be separate if you add a set of double doors should you prefer. The opening between the two rooms allows natural light to flow through. The kitchen provides plenty of cabinet and worktop space while enjoying even more natural light from the skylight. To finish of the positives of downstairs, the home features the all-important W/C. Upstairs comprises of three bedrooms, two doubles and a generous single along with the family bathroom.

The rear courtyard provides an outside space to sit and relax while enjoying the Devon air. The space is private and with a little greenery could become your own little haven. The garage stretches over 30 feet in length and 7 feet in width before opening up in width to the rear providing a wonderful workshop for those who need it.

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The home is located in the heart 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.

Don't miss the opportunity to make this house your home. Contact us now to arrange a viewing and take the first step towards your dream living space.

**Agent Notes:** The property does have a small flying freehold over the downstairs W/C.

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).

### 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**

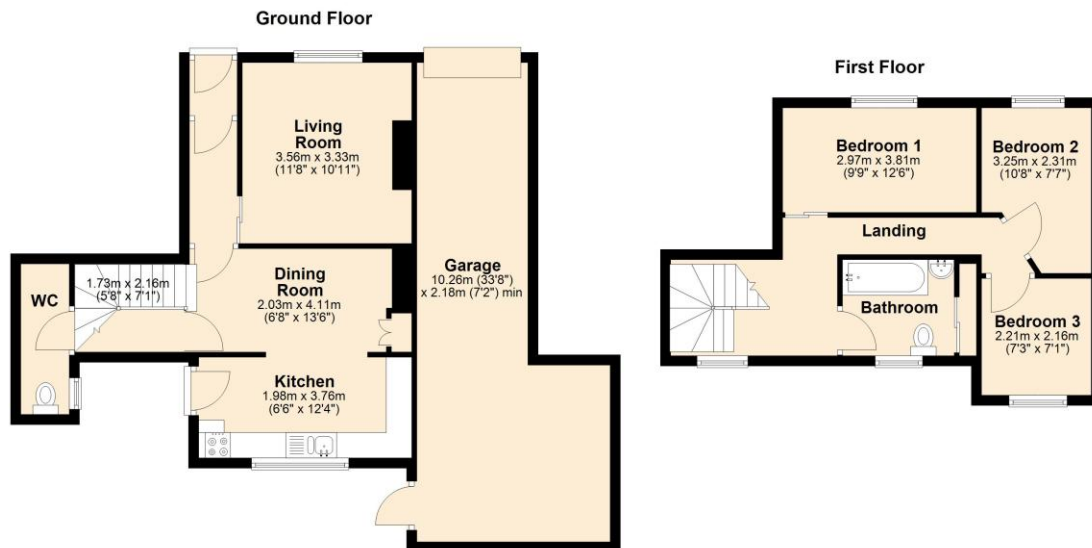
For more information or to arrange an accompanied viewing on this property.



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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 - ///cabinet.failed.activates

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 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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