



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

153 New Street  
Torrington  
Devon  
EX38 8BX

**Offers in excess of: £240,000 Freehold**



**Changing Lifestyles**

01805 624 426

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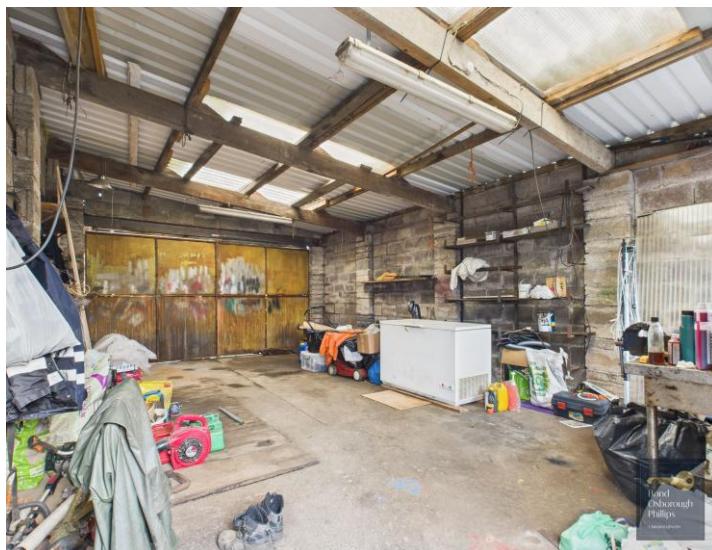
- No Onward Chain
- South Facing Garden
- Large Barn
- Parking
- Three Bedrooms
- Short Walk into Town
- EPC: B
- Council Tax Band: B



Tucked away in the charming market town of Great Torrington and on the market for the first time in over 50 years, this lovely three-bedroom mid-terraced home is full of warmth, character, and space. Beautifully presented and in good condition throughout, it's the perfect home for anyone looking to enjoy life in one of North Devon's most welcoming communities.

Step inside and you'll immediately notice the bright and airy feel that runs throughout the property. The ground floor offers two generous reception rooms, ideal for relaxing with family or entertaining friends. The log burner in the living room creates a sense of warmth for those colder winter nights. The layout flows naturally, creating a real sense of space and comfort. To the rear, there's a modern kitchen with plenty of light that flows in from the side window and skylight as well as access out to the garden. The kitchen offers plenty of worktop and cabinet space and still provides room for your washing machine. The home features a well-presented downstairs shower room, this has been tastefully finished with a good size shower, sink with under vanity storage and WC.

Upstairs, there are three good-sized bedrooms, each with its own charm and plenty of natural light. The main bedroom is particularly spacious and enjoys an old feature fireplace, while the second bedroom enjoys views out over the garden, its own feature fireplace and offers excellent space for guests or children. The third bedroom makes a perfect single room, nursery, or home office — ideal for modern living.



## 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.

Outside, the property truly shines. The long south-facing garden enjoys sunshine throughout the day and provides a wonderful outdoor space for relaxing, gardening, or alfresco dining. At the far end, there's an impressive barn measuring approximately 27ft by 16ft, offering excellent storage, workshop potential, or even the chance to create something special (subject to permissions). There's also off-road parking for one car however the barn can provide extra if needed.

The home is located in a stunning part 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.

This delightful home offers the perfect balance of comfort, character, and convenience—a wonderful opportunity for families, couples, or anyone looking to enjoy life in a thriving Devon community.

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

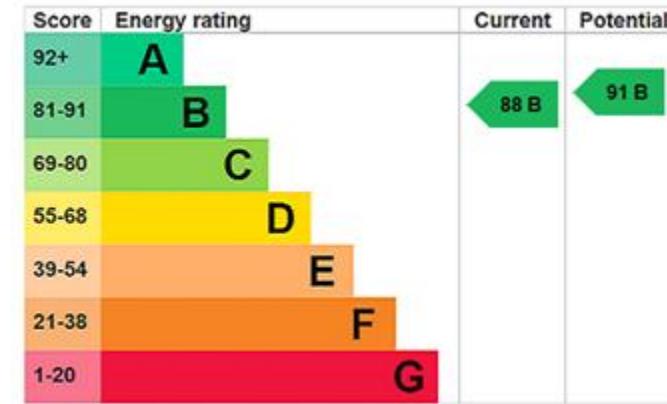
**Heating: Gas combi boiler.**

**Mains water - Mains electric - Mains drainage - Landline telephone.**

**Broadband coverage: Super-fast available 62mbps (information taken from Ofcom checker)**

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

## Floorplan



## Directions

Directions from Torrington town centre, proceed along South Street and into Whites Lane, at the T-Junction turn left into New Street and continue for a short distance where the property will be found on the left hand side with number plate clearly displayed.

NOTE: The garage is accessed from Warren Close, behind the property.

What3Words (Front) - ///chairs.gambles.guard

What3Words (Rear Garage) - ///dynamics.crumples.hushed

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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