



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

50 Castle Hill Gardens  
Torrington  
Devon  
EX38 8ET

**Asking Price: £258,000 Freehold**



Changing Lifestyles

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



50 Castle Hill Gardens, Torrington, Devon, EX38 8ET

- No Onward Chain
- Off Road Parking
- Garage
- Three Bedrooms
- Recently modernised
- Close to Amenities
- Enclosed Garden
- EPC: D
- Council Tax Band: C



For sale with no onward chain and tucked away in a peaceful residential area of Great Torrington, this beautifully presented three-bedroom semi-detached home offers modern living with a welcoming, homely feel. Recently redecorated and tastefully updated throughout, the property combines practical design with stylish finishes – making it an ideal choice for families, couples, or those looking to settle in this charming North Devon town.

Before we even start getting into the home I want to touch on the property's location. Castle Hill Gardens is a popular location within Torrington because of its close proximity to so many amenities. One of the many entrances to the commons is just a stone's throw away boasting over 365 acres of walks and countryside for you to enjoy. The town square is just short walk through the cut through with amenities such as a local butchers, green grocers, bakery, supermarket, take aways, The Plough Arts Centre and the Pannier Market. Not only this, the Torrington Surgery and Health centre is right around the corner from your home.

As you step inside, the sense of space and light is immediately apparent. The lounge/diner stretches the full length of the property, providing a generous and flexible living area perfect for both relaxing and entertaining. Natural light floods the space, and the seamless flow leads through to the conservatory, a delightful spot overlooking the garden – ideal for morning coffee or enjoying the evening sun.

The newly fitted kitchen has been thoughtfully designed with both style and functionality in mind. It features a one and a half bowl sink, a five-ring hob, built-in oven, and a range of quality cabinets offering plenty of storage and workspace. Whether you're cooking for family or hosting friends, this kitchen is a true heart of the home.

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Upstairs, there are two double bedrooms and a single bedroom, each beautifully presented. The master bedroom benefits from built-in wardrobes, providing excellent storage, while bedroom three includes a clever above-stairs storage cupboard. A modern family bathroom completes the first floor, showcasing fresh contemporary finishes. Additional storage can be found under the stairs, ensuring practicality throughout the home.

Outside, the enclosed rear garden has been landscaped to create a peaceful and low-maintenance retreat. A patio area provides the perfect setting for outdoor dining or lounging in the sun, complemented by a small, well-kept lawn area. To the front, the property benefits from off-road parking and a garage, adding further convenience.

Only by visiting this beautiful home will you really experience its full potential, so give us a call now and we will be happy to show you around and tell you even more.

**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 boiler**

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

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

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



## Have a property to sell or let?

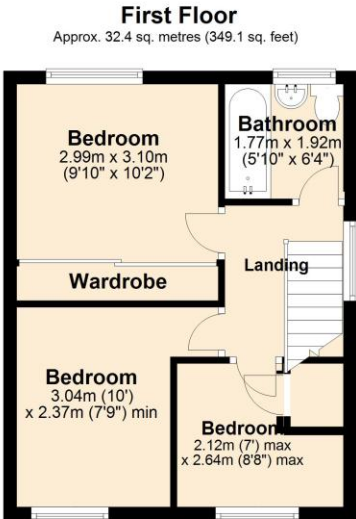
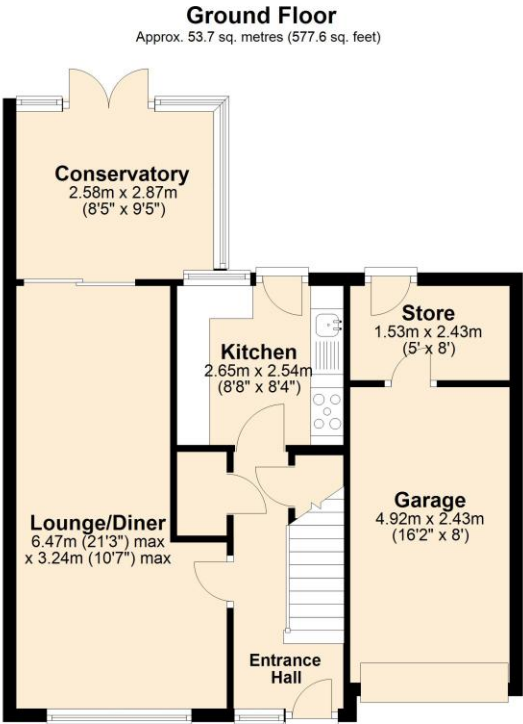
If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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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Total area: approx. 86.1 sq. metres (926.7 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Torrington Square take the Well Street exit and at the road junction, turn right. Take the first right hand turning into Well Park Road then the first left into Castle Hill Gardens. Follow this road taking the second left where the home will be found after a short distance on your left hand side with a number plate clearly displayed.

What3Words - ///fillings.shadow.scripted

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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