



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

10 Roscoff Close  
Torrington  
Devon  
EX38 7ND

**Offers In Excess Of: £190,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



The little hidden gem at the top of the cul-de-sac in Roscoff Close. A well-established residential area with the town's amenities virtually on your doorstep.

On the first floor, you will find two well-proportioned bedrooms, both benefiting from built-in storage cupboards. Bedroom One enjoys pleasant views overlooking the rear garden, while Bedroom Two looks out over the front of the property and the quiet cul-de-sac. Between the two bedrooms sits a modern three-piece bathroom suite, completing the accommodation on this level.

Amongst other benefits, the kitchen-diner is perfectly balanced with the rest of the home and is ideal when entertaining. If you are a keen gardener, you will be delighted to see that this lovely home has a large wrap-around garden with stunning far-reaching views across to the countryside beyond.

Within just a short walk are Torrington Commons, 365 acres of beautiful countryside offering miles of scenic walks with access to the locally renowned Tarka Trail, a gentle footpath/cycleway built mainly on a former railway line. It winds its way along the River Torridge as far north as Ilfracombe or inland south towards Meeth.

10 Roscoff Close, Torrington, Devon, EX38 7ND

## Changing Lifestyles



### 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.



Changing Lifestyles

**01805 624 426**  
**torrington@boproperty.com**

10 Roscoff Close, Torrington, Devon, EX38 7ND

## Floorplan



## Directions

From our Torrington office take the Well Street exit from Torrington Square and at the road junction turn left. At the mini roundabout turn right and upon reaching the next roundabout take the B3227 signposted South Molton. Turn second right into Borough Road and then the first right turning into Roscoff Close where the property will be found on the right hand side with a For Sale notice and number plate clearly displayed.

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.

Changing Lifestyles

01805 624 426  
torrington@boproperty.com