



Bond
Oxborough
Phillips

Changing Lifestyles

3 Borough Road
Torrington
Devon
EX38 7NA

Guide Price: £315,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

3 Borough Road, Torrington, Devon, EX38 7NA

- Two Bedrooms
- Detached Bungalow
- Corner Plot
- Extension Potential (S.T.P.P)
- Short Walk to Town
- Garage and Driveway
- Kitchen/Diner
- Enclosed Garden
- EPC: D
- Council Tax Band: C



There is a lot I could initially say about this stunning bungalow, but before all else I feel I wouldn't be doing the property justice if I didn't start with the large corner plot garden and stunning far reaching views of the countryside adjoining Torrington Town.

The current vendors has done a great job making the garden an open, usable space. The fencing has recently been changed and with that comes a change in garden layout. The fencing has been extended, taking some of the unused front garden and now creates a bigger, functional, fit for purpose corner plot garden. As well as this, the bungalow has a patio stretching the length of the property to the rear and continues round down the right hand side of the home. Each spot in the garden benefits from the sun at different times of the day with the bungalow possessing south and west parts of the garden.

As much as I have put an emphasis of the outdoor space, a lot of the rooms in the home share these views and in my opinion the interior is nothing short of immaculate. The once small kitchen and adjoining third bedroom has now been opened up creating a spacious, bright and airy kitchen/diner with French doors out onto the garden. The French doors and nearby window both reveal the country views that seem to have a presence and want to be seen. The bathroom has also seen an improvement and now feels modern, coming in tone within the rest of the home. A lot of decoration has gone into keep this bungalow well-presented and within current times. The bungalow also has off road parking for multiple cars. Should you need the space, as you walk around, you notice just how much potential this bungalow has should you wish to extend, subject to the relevant planning of course.

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To recap, if you are looking for a home that isn't in need of much work, has a beautiful view, parking for multiple cars, a short walk to town and an good size garden to bask in the Devon sun then gives us a call now for more information and book in for a viewing before it's too late.

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 Plough Arts Centre, 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.



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 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.

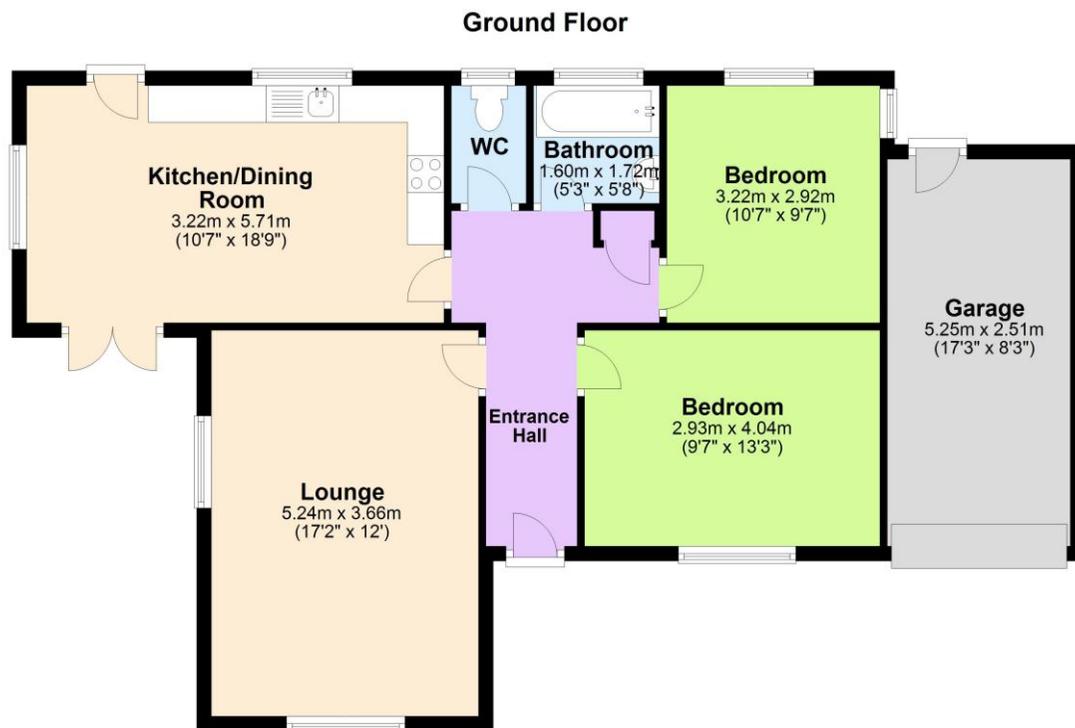
Broadband coverage: See Ofcom checker for further information.

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

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BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

From Torrington Square take the Well Street exit and at the road junction turn left. At the mini roundabout with the filling station on the right hand side, turn right and proceed until the next roundabout whereupon take the B3227 signposted South Molton. Take the second right into Borough Road followed by the first road to your left. The property will be found on the corner immediately to your left with number plate and For Sale board clearly displayed.

What3Words - ///useful.enough.given

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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