



Bond
Oxborough
Phillips

Changing Lifestyles

3 Hunters Wood
Torrington
Devon
EX38 7NX

Offers in excess of: £220,000



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- End of Chain
- Open plan living
- Parking & Garage
- Enclosed Garden
- Conservatory
- EPC: D
- Council Tax Band: B



Welcome to Hunters Wood, a delightful two-bedroom Link detached property, located in the heart of Great Torrington, presents an ideal opportunity for first time buyers or those seeking a wonderful family starter home.

Offering an abundance of space and a well-maintained interior, this property is a true gem, combining both practicality and charm. With an established garden, and off-road parking & garage, it has everything you need for comfortable living.

Inside, the property offers a generously sized lounge, perfect for relaxing and entertaining guests. Kitchen/diner area is well equipped and provides a great space for family meals, while the conservatory offers a peaceful retreat overlooking the garden, ideal for enjoying the outdoors year-round.



Upstairs, you will find two well-proportioned bedrooms. The master bedroom features a fitted cupboard and offers views over the front garden & peeping far reaching countryside views, creating a peaceful and private space to unwind. The second bedroom, positioned at the back of the property, is equally well-sized. It benefits from a tranquil outlook over the rear garden, making it an ideal space for a child's bedroom, guest room, or home office. To the rear of the property is a shower room well equipped with a walk-in shower toilet & hand basin.

The property is meticulously maintained, with a welcoming atmosphere throughout, making it an easy to move into home. The garden is an established and lovely outdoor space, perfect for enjoying the sunshine, playing with children, or hosting family BBQs.

Situated in a prime location, the property is within walking distance of the town centre, Torrington Commons, and both popular primary and secondary schools. This sought-after area offers the best of both worlds a peaceful residential environment with easy access to local amenities.

The town centre itself boasts a variety of shops, cafes, and other services, providing all the essentials just a short stroll away. Perfectly positioned and easy to maintain, this property is ideal for first-time buyers looking for a comfortable and affordable home or an investor seeking a rental property in a desirable location.

Don't miss the opportunity to view this charming home it is sure to appeal to the discerning purchaser looking for a property in one of Torrington's most sought-after areas.

3 Hunters Wood, Torrington, Devon, EX38 7NX

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Torrington town centre take the Well Street exit and at the road junction turn left. At the mini roundabout turn right signposted Barnstaple/South Molton and continue until the next mini roundabout. Take the B3227 signposted South Molton and turn second right into Borough Road. Turn first left into Burwood Road and then first right into Parkes Road as the road bears right, take the left hand turning into Hunters Wood, where the property will be situated after a short distance on your left hand side with for sale sign and numberplate 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 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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