



Bond
Oxborough
Phillips

Changing Lifestyles

48 Holwill Drive
Torrington
Devon
EX38 7LQ

Asking Price: £210,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

48 Holwill Drive, Torrington, Devon, EX38 7LQ



- NO ONWARD CHAIN
- GARAGE & DRIVEWAY
- CUL-DE-SAC LOCATION
- CLOSE TO TOWN
- 2 BEDROOMS
- SEMI-DETACHED
- MUTI-FUEL STOVE
- EPC: D
- COUNCIL TAX BAND: B



Set quietly within a superb cul-de-sac location, close to Town and with a character all of its own – commanding in its elevated position with far reaching views beyond the rooftops, this homely 2 bedroom semi-detached home goes even further to please with driveway parking, and garage.

To add to the appeal, there is no onward chain and the home is available to view immediately. Outside, a pleasant front garden adjoins the driveway and at the rear – an enclosed, terraced garden with central steps and rendered retaining walls with a level patio directly outside the kitchen. There are a few steps down to the rear access door of the garage (with front up and over door, light and power).



The interior space is well balanced with two main rooms on each floor. The sitting room features a muti-fuel stove with insulated, exposed flue which warms the entire home as the stairs also lead up from here. An arched opening leads to the kitchen which has room for a table to sit and eat at. On the first floor, generous Double and single bedrooms as well as a very well appointed shower room.

Some of the neighbouring homes have added gateways to the rear gardens for faster access to town and the 360 acre commons. There is a stone wall at the rear boundary, so not a five minute job, and it would be up to the new owner to decide if the time saving is worth the effort. The current owners have not felt the need, as it does not save huge amounts of time, and they like the stone wall as it is. It is there as an option though – should you wish. Young families will benefit from the schools being within safe walking distance, first time buyers will benefit from a well maintained home with all the added extras so many of us desire, but is not often included, and those wishing to downsize will also find ample space and a very secure lock up and leave. Investors too should not overlook this opportunity either as we have huge demand for this type of home.

All in all then, it appears to have an awful lot to offer, for a neat little place tucked away in the heart of the Town.

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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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Floorplan



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 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 left. At the mini roundabout with the Fire Station directly in front of you, turn right and proceed to the next roundabout whereupon take the B3227 signposted South Molton. Turn right into Borough Road and proceed to the bottom taking the right hand turning into Holwill Drive. Upon entering Holwill Drive, follow the road as it bears left and continue to the end, where you will find the property directly in front of you with for sale board 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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