



Bond
Oxborough
Phillips
Changing Lifestyles

81 Castle Hill Gardens
Torrington
Devon
EX38 8EX

Offers in excess of: £220,000 Freehold



Changing Lifestyles

01805 624 426

torrington@bopproperty.com

- Backs Directly onto 365 Acre Commons
- Close to Local Amenities
- Modernised Interior
- Three Bedrooms
- Front Porch
- Enclosed Rear Garden
- En-bloc Garage
- Parking
- EPC: C
- Council Tax Band: B



Set within a peaceful residential area on the edge of Torrington, this beautifully presented home offers a wonderfully balanced lifestyle, combining modernised living with immediate access to open countryside.

A welcoming front porch leads into the entrance hall, creating a practical and inviting entrance that offers space for coats and shoes before stepping into the main living accommodation. The ground floor enjoys an open-plan feel, with the lounge/diner flowing naturally into the kitchen, subtly divided by a half wall that keeps the space sociable while still clearly defined. This layout works particularly well for modern living, allowing natural light to travel throughout the space while providing distinct areas for relaxing, dining, and cooking. The lounge/diner is a comfortable and versatile room, ideal for both everyday living and entertaining, with ample space for a dining table and seating area. The recently installed light blue kitchen adds a fresh, contemporary touch and is thoughtfully arranged to maximise storage and worktop space. Positioned to the rear of the property, the kitchen enjoys pleasant views over the rear garden.

Upstairs, the property offers three bedrooms, two of which are comfortable doubles, making it suitable for families, guests, or home-working needs. The main bedroom is a particular highlight, enjoying views across the surrounding countryside, providing a peaceful and calming outlook to wake up to each morning. The remaining bedrooms are well proportioned and flexible in use. A modernised bathroom completes the accommodation, finished to a clean and stylish standard with contemporary fittings.



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.

Outside, the rear garden is a real asset to the home. Designed to be low maintenance, it has been fully revamped, benefitting from composite decking and provides a practical yet attractive outdoor space that is ideal for relaxing, dining al fresco, or entertaining friends and family during the warmer months. The garden offers a good degree of privacy and a seamless extension of the indoor living space. Practical benefits include an en-bloc garage with parking in front, offering secure storage and convenient off-road parking.

One of the property's standout features is its location backing onto the Great Torrington Commons. This vast area of rolling woodland, grassland and walking trails provides an exceptional outdoor lifestyle right on your doorstep—ideal for dog walkers, runners, cyclists, or anyone who enjoys nature. With miles of scenic paths, wildlife, and elevated viewpoints, the Commons offer a sense of space and freedom rarely found so close to town amenities. This is a home that truly blends comfort, convenience, and countryside living.

Castle Hill Gardens is a popular location within Torrington because of its close proximity to so many amenities. 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.

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.

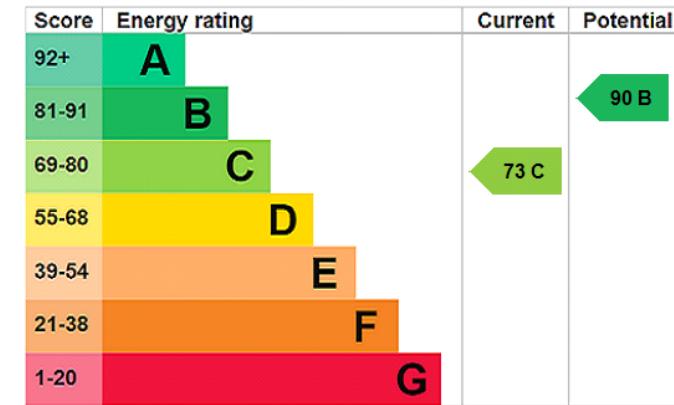
Heating: Gas combi boiler.

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

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

Mobile phone coverage: Available onsite (see Ofcom checker for

Floorplan & EPC



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 and then take the first left into Castle Hill

Gardens. Follow this road as it bears around to the left and straight after, take the right hand turning where number 81 will be found in front of you at the end of the road with the en-block garage to your right with number plate displayed.

What3Words - ///stoops.tasteful.thinks

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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