



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

23 Victory Way  
Torrington  
Devon  
EX38 7AR

**Asking Price: £200,000 Freehold**



*Changing Lifestyles*

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An exceptionally well presented two double bedroom semi-detached home, beautifully positioned at the end of a quiet cul-de-sac with no through traffic.

The property enjoys a superb location, conveniently close to the town centre, the stunning 365-acre Commons and the renowned Dartington Crystal facility, yet far enough away to offer an impressively peaceful setting where tranquillity is genuinely assured.

The property benefits from its own allocated parking spaces to the front, along with additional visitor parking nearby. Side access leads to the rear garden, a particularly valuable feature that enhances both practicality and the overall sense of space. The garden is thoughtfully arranged and well balanced with the home, offering ample room for a large shed while still providing generous space for seating and outdoor enjoyment. A raised flower bed runs along one boundary, while the predominantly paved layout ensures minimal maintenance ideal for those seeking a "lock-up-and-leave" property or a sound investment opportunity.

Internally, the accommodation is well planned and presented in excellent order throughout. The entrance hall provides access to the cloakroom and opens into the living room, which flows seamlessly into the kitchen via a partially open-plan layout. This modern arrangement allows natural light to travel through the space, creating a bright and welcoming atmosphere.

The kitchen is neatly configured, offering everything required for everyday living and is exceptionally well maintained. Stairs rise from the living room to the first floor, with the added benefit of generous storage beneath.

On the first floor are two well-proportioned double bedrooms, both enjoying pleasant views over the surrounding rooftops and countryside beyond. Completing the accommodation is a newly fitted and stylish family bathroom, featuring a bath with shower over.

The current vendor has invested significant time and effort into upgrading and modernising the property, including new floor coverings throughout and the installation of the modern family bathroom. Furthermore, planning permission has been granted for the construction of a garage, offering excellent potential for future enhancement. Full details can be found on the Torridge District Council planning portal under application reference 1/0834/2024/FUL.

Overall, this is a charming and highly attractive home that would suit a wide range of buyers, from first-time purchasers to investors or those seeking a low-maintenance property in a peaceful yet convenient location.





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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.



## Floor plan



## 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 left and proceed along New Street taking the second right hand turning into School Lane. Take the third left hand turning into Linden Close and follow the road around to the right passing Dartington Crystal on your left. Take the first right hand turning into Victory Way and follow the road all the way round to the end, where the home will be found as the last on the right hand side with 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 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.

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