



Bond
Oxborough
Phillips

Changing Lifestyles

13 Waterloo Gardens
Torrington
Devon
EX38 7ED

Asking Price: £400,000 Freehold



Changing Lifestyles

01805 624 426

torrington@bopproperty.com



- Detached Home
- Off Road Parking
- Four Double Bedrooms
- Two Bathrooms (En-suite)
- Kitchen/Diner
- Cloakroom
- Enclosed Garden
- Well Presented Interior
- EPC: B
- Council Tax Band: C



Built in 2016 by the well-regarded local builders Pearce Homes, Waterloo Gardens is a beautifully presented, modern family home that is truly move-in ready. From the moment you arrive, the property makes a strong first impression, set back from the road behind a front garden and offering ample off-road parking for multiple vehicles.

Inside, the home is clean, bright and thoughtfully laid out, with a contemporary feel that will appeal to a wide range of buyers. The generous living room provides a welcoming space to relax, while the impressive 26-foot wide kitchen/diner forms the heart of the home — ideal for modern family life and entertaining. With plenty of room for cooking, dining and socialising, the space is flooded with natural light and features sliding doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. A convenient ground floor WC and access to the integral garage complete the downstairs accommodation.

Upstairs, the property continues to impress with four well-proportioned double bedrooms, offering flexibility for families, guests or home working. The master bedroom benefits from its own en-suite, creating a private retreat, while the remaining bedrooms are served by a stylish family bathroom designed as a wet room, complete with a contemporary vanity unit beneath the sink for added storage.

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To the rear, the garden is mainly laid to lawn with a slabbed patio area — perfect for summer dining, children's play or simply enjoying time outdoors. The space is easy to maintain while still offering plenty of potential for personal touches.

Overall, Waterloo Gardens is a modern, low-maintenance home that combines space, comfort and practicality, making it an excellent choice for buyers looking to settle straight in and enjoy a relaxed, contemporary lifestyle.

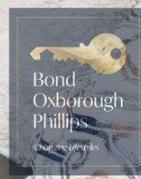
The vendor informs us that the property is thought to be constructed of block and brick under a slate tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Gas boiler with back up emulsion water tank.

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

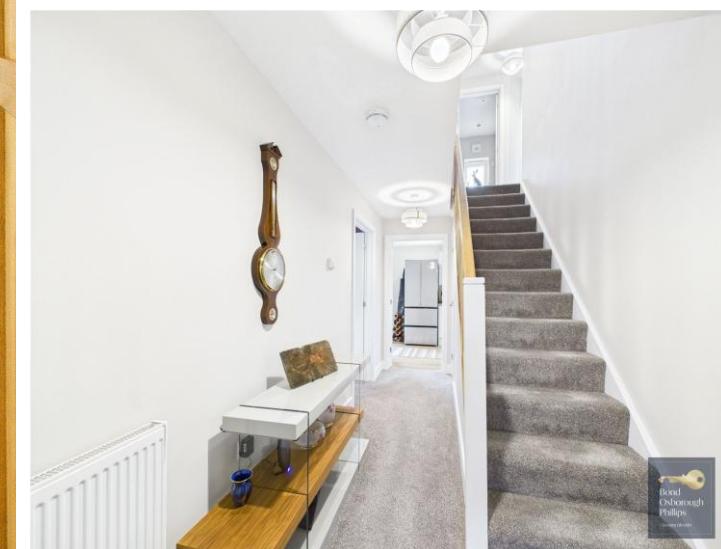
Broadband coverage: Super-fast available 74mbps (information taken from Ofcom checker)

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



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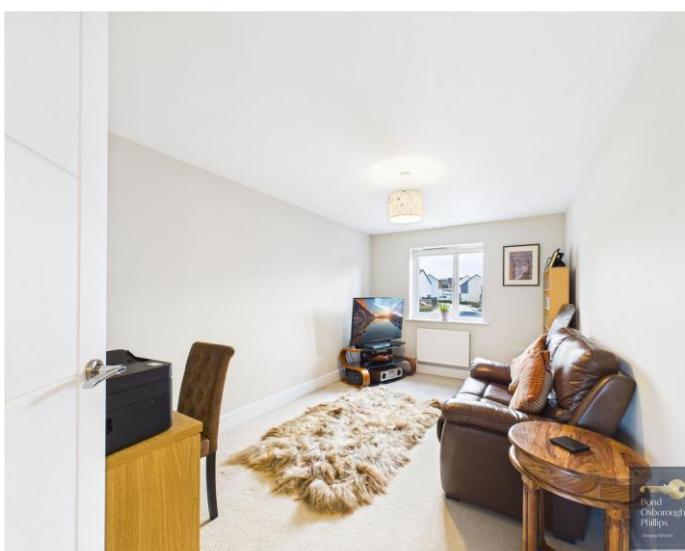


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Floorplan



Directions

Leaving Torrington on the Barnstaple road (B3232), and after passing the Great Torrington school on the right hand side, turn right into Greenbank. Follow the road past Kingsmead Drive and take the next turning right in to Waterloo gardens. Follow the road the a short distance and the property will be found on your left hand side with a numberplate clearly displayed.

What3Words - ///unit.foggy.twist

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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We are here to help you find
and buy your new home...

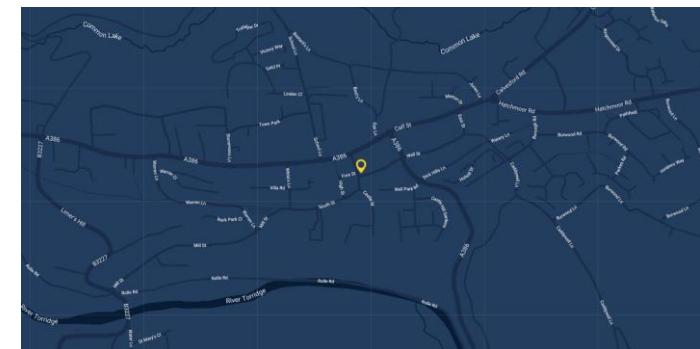
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If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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for a free conveyancing
quote and mortgage advice.



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