



Bond
Oxborough
Phillips

Changing Lifestyles

13 Greenbank
Torrington
Devon
EX38 7DP

Asking Price: £160,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

13 Greenbank, Torrington, Devon, EX38 7DP

- Three Bedrooms
- Lounge/Diner
- Enclosed Rear Garden
- In Need of Renovation
- Investment Opportunity
- Communal Parking
- EPC: C
- Council Tax Band: A



Set within the charming market town of Great Torrington, this three-bedroom home presents a wonderful opportunity for those looking to create a home tailored to their own style. In need of modernisation, the property offers well-proportioned accommodation and an enviable outlook over the surrounding North Devon countryside.

Downstairs, a generously sized kitchen provides ample space for everyday living and future redesign, while the spacious lounge/diner enjoys far-reaching views across rolling fields, creating a light-filled and relaxing setting for family life or entertaining. The connection to the countryside adds a sense of calm and openness rarely found so close to town amenities.

Upstairs, the home offers two comfortable double bedrooms and a single bedroom. One of the double bedrooms and the single bedroom enjoy peaceful views over the nearby fields, while the second double benefits from a built-in wardrobe, providing practical storage. The layout is ideal for families, home working, or welcoming guests.

To the rear, an enclosed stone-paved garden offers a low-maintenance outdoor space, perfect for alfresco dining or simply enjoying a quiet moment outdoors. Communal parking is conveniently located close by, adding to the ease of everyday living.

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This property combines countryside views, flexible living space and potential, making it an excellent choice for buyers seeking a project in a friendly and well-connected North Devon town.

Set within the historic market town of Great Torrington, this home offers a lifestyle rich in community, culture, and countryside. Stroll to the town's independent shops, welcoming cafés, and traditional pubs, or immerse yourself in local history at The Pannier Market and the Torrington Commons, which offer hundreds of acres of scenic walks right on your doorstep. The nearby Tarka Trail opens up miles of stunning countryside and riverside routes, ideal for cycling and exploring Devon's natural beauty.



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.

The property is thought to be constructed of block and 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 up to 80mbps (information taken from Ofcom checker)

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

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Floorplan & EPC



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 turn left onto the B3232 signposted Barnstaple. After passing Great Torrington Secondary School on your right hand side, take the right hand turning into Greenbank, follow the road as it bears left and then as the road bears right, take the left hand turning and follow the road into the opening where the rear entrance to No 13 will be found on the left hand side.

What3Words - ///hoops.fruits.acquaint

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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