



Bond
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Phillips

Changing Lifestyles

39 Burwood Road
Torrington
Devon
EX38 7NG

Offers in excess of: £270,000 Freehold



Changing Lifestyles

01805 624 426

torrington@bopproperty.com



- Corner Plot
- Well Presented Interior
- Three Bedrooms
- Open Plan Living
- Off Road Parking
- Garage
- Close to Amenities
- EPC: TBC
- Council Tax Band: B



Occupying a desirable corner plot, this beautifully modernised three-bedroom semi-detached home offers generous living space, thoughtful design, and a welcoming atmosphere throughout. The property has been carefully updated to suit modern family life, with particular attention paid to creating an open-plan layout that enhances natural light and connectivity between living spaces.

The ground floor is centred around a superb open-plan kitchen, dining, and living area, providing a versatile space ideal for both everyday living and entertaining. The contemporary kitchen enjoys pleasant views over the garden and is well equipped with ample worktop and storage space, alongside designated areas for a washing machine and fridge/freezer. A breakfast bar creates an informal seating option, perfect for busy mornings or relaxed social occasions. The dining area is positioned to the rear of the room, where French doors open directly onto the garden, allowing for an effortless transition between indoor and outdoor living during warmer months.

To the front of the home, the living area offers a cosy yet bright retreat, enhanced by a feature log burner that adds character and warmth while serving as a striking focal point. This space is ideal for unwinding in the evenings, with the open-plan layout ensuring it remains connected to the rest of the home while still feeling distinct and comfortable.



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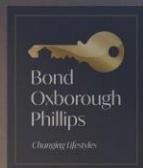
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Upstairs, the first floor provides three well-proportioned bedrooms, two of which are doubles, offering flexibility for family living, guests, or home working. The accommodation is completed by a recently refurbished family bathroom, finished to a modern standard and designed with both style and practicality in mind.

Externally, the property truly benefits from its corner plot position, enjoying a wrap-around garden that offers both privacy and space. A dedicated seating area provides the perfect spot for alfresco dining and entertaining, while the remainder of the garden is laid to lawn, making it ideal for children, pets, or simply relaxing outdoors. Additional features include off-road parking for two vehicles and a garage, ensuring both convenience and secure storage.

Overall, this home combines modern comfort, versatile living spaces, and attractive outdoor areas, making it an ideal choice for a wide range of buyers seeking a property that is ready to move into and enjoy.



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The home is located in a stunning part of town and is just a short walk away from all the amenities Great Torrington has to offer. A bustling and pretty little town, Torrington offers everything from a local butchers, green grocers, bakery, supermarket, take away's, the Pannier Market and the some 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a 180 mile footpath / cycle way - mainly built on the bed of the disused Tarka line where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth.

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 further information)

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Floorplan



Directions

From Torrington town centre take the Well Street exit and at the road junction turn left. At the mini roundabout turn right signposted Barnstaple/South Molton and continue until the next mini roundabout. Take the B3227 signposted South Molton and take the second right into Borough Road. Take the first left into Burwood Road and follow the road for short distance where the property is located on the left hand side on the corner of Pathfields with a For Sale board clearly displayed.

What3Words - //cheese.pockets.intervene

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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