



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

45 Dartington Fields  
Torrington  
Devon  
EX38 7DN

**Asking Price: £275,000 Freehold**



**Changing Lifestyles**

**01805 624 426**  
**[torrington@bopproperty.com](mailto:torrington@bopproperty.com)**





- NO ONWARD CHAIN
- Semi-detached Home
- Two Double Bedrooms
- Parking
- Investment Opportunity
- Views
- Enclosed Garden
- EPC: TBC
- Council Tax Band: c



Are you searching for a home with countryside views and off-road parking? This beautifully positioned four-bedroom semi-detached house, located in the peaceful town of Great Torrington, is sure to impress.

Bright and welcoming throughout, the property is filled with natural light, creating a warm and homely atmosphere. To the rear, the house enjoys picturesque countryside views, offering a tranquil backdrop rarely found on the edge of a town.

Upon entering the property, the entrance hall provides a stunning sightline through the kitchen and out to the open countryside beyond. The kitchen is positioned at the rear of the home and benefits from generous worktop and cupboard space, with a large window drawing in natural light. With the sink perfectly placed beneath the window, washing up becomes a pleasure while taking in the scenic views.

The living room is equally bright, with a large window allowing light to flood in, flowing through to the dining area via double doors. The kitchen and dining room are currently open plan, enhancing the sense of space and airiness, though double doors could easily be reintroduced for those seeking more defined rooms. From the dining room, double doors open out to the garden, once again framing those much-loved countryside views.

Also on the ground floor is bedroom four, which benefits from its own en-suite, making it ideal for guests or multi-generational living.

Upstairs, the property offers three further bedrooms, two of which are doubles, along with a family shower room. The master bedroom enjoys the far-reaching views to the rear and includes built-in wardrobes. Bedrooms two and three are positioned at the front of the home, with bedroom three being larger than the average single room. The family bathroom is also located to the rear, allowing yet another opportunity to enjoy the outlook.

The rear garden is a true highlight, providing a peaceful space to relax and unwind. With two distinct seating areas, there are plenty of options for outdoor dining or simply watching the world go by. Mainly laid to lawn, the garden is ideal for children, keen gardeners, or those looking to create a vegetable or flower patch. A side gate offers convenient access to the off-road parking at the front of the property.

This bright and inviting home offers a rare combination of town convenience and countryside charm. Early viewing is highly recommended to fully appreciate everything it has to offer.



45 Dartington Fields, Torrington, Devon, EX38 7DN

## Changing Lifestyles



### 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.



## Changing Lifestyles

**01805 624 426**  
**torrington@bopproperty.com**

45 Dartington Fields, Torrington, Devon, EX38 7DN

Floorplan



Directions

From Torrington take the B3232 towards Barnstaple passing Great Torrington Secondary School on the right hand side and after passing Greenbank on the right hand side, turn left into Dartington Fields and follow around to the left where the property will be situated after a short distance on your right hand side with numberplate and board 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.

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.

Changing Lifestyles

01805 624 426  
torrington@bopproperty.com