



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

82 Well Street  
Torrington  
Devon  
EX38 7BN

**Offers in excess of: £160,000 Freehold**



**Changing Lifestyles**

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

82 Well Street, Torrington, Devon, EX38 7BN

- Modernisation Needed
- Two Bedrooms
- Two Shower Rooms
- Multiple Reception Rooms
- Generous Rear Garden
- Close Proximity to Town
- EPC: E
- Council Tax Band: B



Nestled within the very heart of Great Torrington, this charming two bedroom cottage offers an exciting opportunity to create a wonderful home in one of North Devon's most characterful market towns. In need of modernisation, the property provides generous living space and enormous potential, all set against the backdrop of a truly special lifestyle location. Perched high above the River Torridge, Great Torrington is a vibrant and historic market town known for its strong community spirit, independent shops, cafés and traditional pannier market. The town combines everyday convenience with countryside tranquillity, making it incredibly popular with walkers, cyclists and families alike.

One of Torrington's greatest treasures is Torrington Commons – 365 acres of rolling countryside that wrap around the town. Offering miles of footpaths, bridleways and breathtaking viewpoints, the Commons provide an unparalleled outdoor lifestyle right on your doorstep. Whether it's a morning dog walk, weekend ramble, or simply enjoying panoramic sunsets over North Devon, life here is shaped by nature and community in equal measure.

This delightful cottage retains a warm and welcoming feel, with well-proportioned rooms and a layout perfectly suited to modern living once updated. Upon entering, you are greeted by the entrance hall leading into two lovely sized reception rooms. The living room is particularly inviting, centred around a charming log burning stove, creating a cosy focal point for colder evenings. The second reception room offers flexibility — ideal as a dining room, snug, or an extension of the living room.

To the rear of the property is a kitchen/breakfast room, offering ample space for fitted units and a dining table, making it the true hub of the home. With direct access leading out to the garden, it provides excellent potential to reconfigure or enhance, subject to taste and any necessary consents. The garden itself is accessed through the kitchen, creating a natural flow for outdoor dining and entertaining during warmer months. Completing the ground floor is a convenient downstairs shower room, adding practicality and flexibility.

Changing Lifestyles

01805 624 426  
torrington@boproperty.com

82 Well Street, Torrington, Devon, EX38 7BN

## Changing Lifestyles



Upstairs, the property continues to impress with two double bedrooms, both offering comfortable proportions and plenty of natural light. The family shower room has been recently updated, providing a modern and fresh space that contrasts nicely with the opportunity to improve other areas of the home.

A particular feature of the property is its long rear garden, offering excellent outside space rarely found so centrally within the town. Designed for ease of maintenance, the garden is laid predominantly with artificial grass, creating a usable and attractive space all year round — perfect for children's play, pets, or simply relaxing in the sunshine without the upkeep of traditional lawns. The length of the garden provides fantastic versatility. There is ample room for outdoor dining furniture, barbecues, potted plants, raised beds, or even the creation of dedicated seating areas to capture the sun throughout the day. Whether you envision summer gatherings with friends, a peaceful reading corner, a play space, this garden offers the perfect blank canvas. To the rear, sheds provide useful storage, ideal for garden tools, bikes, outdoor equipment, or even potential workshop space.



### 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.

While the cottage could benefit from modernisation, it presents an exciting blank canvas for buyers wishing to personalise a character home in a highly sought-after location. With the town's amenities, schools, cafés and countryside walks all within easy reach, this is an opportunity to embrace the distinctive Torrington lifestyle — where community, countryside and convenience meet.

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: No heating - Log Burning Stove

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

Broadband coverage: Super-fast available 150mbps (information taken from Ofcom checker)

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

Changing Lifestyles

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

Floorplan & EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

**Directions**

From Torrington Square take the Well Street exit and at the junction with New Road, continue straight across where the property will be found a roughly three quarters of the way down on the left hand side with a For Sale board and numberplate clearly displayed.

What3Words - ///volcano.resist.proved

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.