



Bond
Oxborough
Phillips

Changing Lifestyles

11 Morton Drive
Torrington
Devon
EX38 7AS

Asking Price: £335,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

- Detached Property
- Off Road Parking
- Garage
- Four Double Bedrooms
- Two Bathrooms
- Multiple Reception Rooms
- Utility Room
- Enclosed Garden
- EPC: C
- Council Tax Band: D



Tucked away within the peaceful setting of Morton Drive, this spacious and versatile home enjoys a wonderfully private position while still benefiting from a short, level walk into the heart of Great Torrington. Perfectly placed for both convenience and lifestyle, the property also sits adjacent to Juries Lane, offering easy access to the renowned Torrington Commons — a vast expanse of rolling countryside, woodland trails, and open green spaces ideal for walking, cycling, and enjoying the outdoors.

Great Torrington itself is a charming and historic market town, rich in character and community spirit. With its independent shops, welcoming cafés, local amenities, and regular events, the town offers a relaxed yet vibrant way of life. The Commons, spanning over 350 acres, form a truly unique backdrop to the town, providing residents with an exceptional natural environment right on their doorstep — perfect for dog walkers, families, and anyone who appreciates fresh air and scenic surroundings.

Upon entering the property, a welcoming entrance hall provides access to all principal reception rooms, with a staircase directly ahead rising to the first floor. To the left, a versatile room offers flexibility as a home office, hobbies room, or even a ground floor bedroom if required. To the rear of the property, a generously sized living room is filled with natural light and features double doors opening out onto the garden, creating a seamless connection between indoor and outdoor living. The home further benefits from a separate dining room, ideal for both everyday family meals and entertaining.



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The kitchen is well-proportioned and thoughtfully designed, offering ample cupboard storage and extensive worktop space. It also provides access to the utility room and features double doors leading out to the garden, enhancing the sense of space and practicality.

Upstairs, the property continues to impress with four well-sized double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom, completing the first floor accommodation.

Outside, the garden wraps around the side of the property and is predominantly laid to lawn, offering a great space for children to play, outdoor dining, or simply relaxing. There is plenty of potential for landscaping, with areas suitable for seating, planting, or even a vegetable garden, making it a versatile and enjoyable outdoor space.

The property is bright and airy throughout, offering generous proportions that make it ideal for families or anyone seeking a spacious and flexible home environment. To the front, there is off-road parking along with access to an en-bloc garage, providing additional convenience and storage.

This is a fantastic opportunity to acquire a well-positioned home that combines comfortable living with the lifestyle benefits of one of North Devon's most sought-after towns.



11 Morton Drive, Torrington, Devon, EX38 7AS



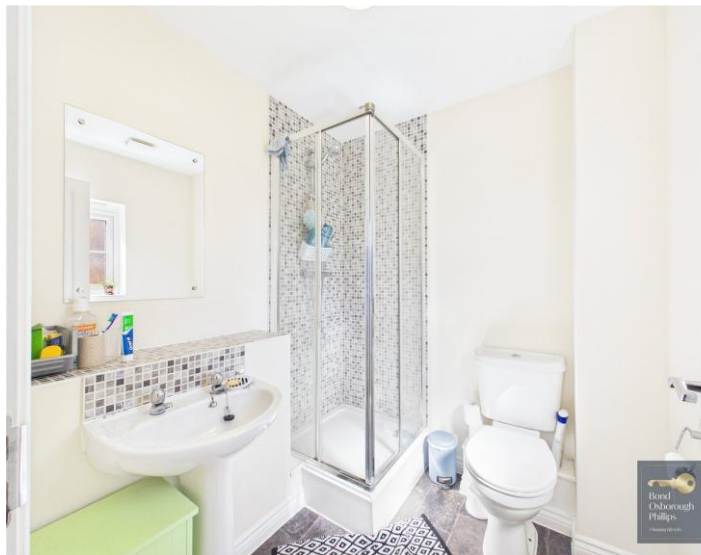
The vendor informs us that the property is thought to be constructed of block and brick under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Gas combi boiler.

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

Broadband coverage: Super-fast available 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 Square, take the Well Street exit and at the junction turn left. At the mini roundabout, with the Fire Station in front of you, turn right onto Calf Street. Follow the road and take the first left into Morton Drive. Follow the road as it bears right before turning left into the private road where the parking for the property can be found.

What3Words - [///ignites.revise.stupidly](https://www.what3words.com/ignites.revise.stupidly)

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 to be obtained 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...

2 Well Street
Torrington
Devon

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Tel: 01805 624 426

Email: torrington@boproperty.com

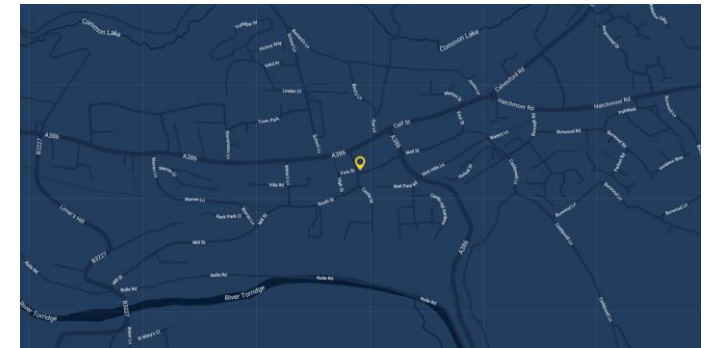
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