



Bond
Oxborough
Phillips

Changing Lifestyles

70 Mill Street
Torrington
Devon
EX38 8AN

Asking Price: £150,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

70 Mill Street, Torrington, Devon, EX38 8AN



- No onward chain
- Distant Views
- Character property
- Log burning stove
- Two Bedrooms
- Courtyard garden
- Short walk to the Commons and the Tarka Trail
- EPC: D
- Council Tax Band: A



On one of Torrington's beloved roads, Mill Street, number 70 has a lot to offer. Mill Street was a feature in the Battle of Torrington in 1646. This lovely character property is a short distance from the heart of the town, the River Torridge, Tarka Trail and the stunning thatched Torridge Inn at the bottom of the street.

Walking through the front door you enter your South facing, light living room with an amazing feature fireplace which brings warmth and character. The slate flooring makes the living space feel cool yet comfortable. There are 2 doors in front of you with one leading you to your kitchen, which is well laid out and offers everything you need whilst also leaving room for change and improvement, there is also useful understairs storage. A solid part-glazed door leads you out to the courtyard, providing you with your own private outside space.

Make your way back to the living space and you will find a pine, latch door, this will lead you to the stairway up to the split landing where the door with the arch mirror will lead you to your spacious, bright bathroom offering a bath with a shower over, sink and WC on a tiled floor. Continuing up the stairs, you are met with a characterful (exposed stone elevations, tile inlaid brick work and exposed beams) top landing with a storage cupboard on your right. There are then two doors to the bedrooms, one leading you to your master double bedroom which is full of charm and has stunning distant views to the west, it also benefits from an impressive size, style and a decorative fireplace. Next door you have your spacious single bedroom, filled with uniqueness and keeping that cottage feel throughout.



Great Torrington is a beautiful market town located on the top of a hill, surrounded by 360 acres of commons, allowing for miles of scenic walks with access to the locally renowned Tarka Trail, a footpath/cycleway mainly built on the bed of a disused railway where the gradients are gentle. It winds its way along the course of the River Torridge, as far north as Ilfracombe or inland south towards Meeth.

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The vendor informs us that the main section of the property is thought to be constructed of stone 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 150mbps (information taken from Ofcom checker)

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

Torrington Office – Award-Winning Estate Agents

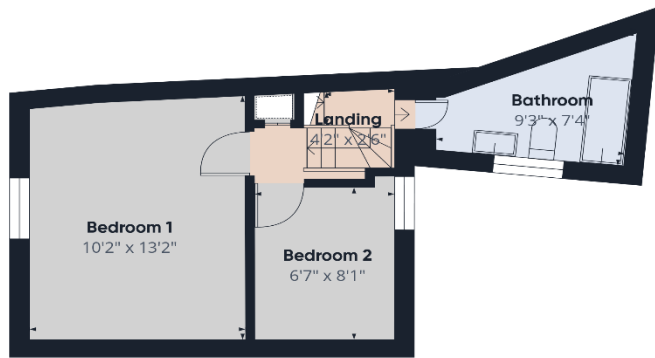
Our Torrington estate agents deliver trusted property advice and professional service across all property types. Known for integrity and attention to detail, our team achieves excellent results marketing homes and property for sale in Torrington. We highlight local attractions including RHS Rosemoor Gardens and The Commons to engage motivated buyers. Recognised within the British Property Awards network, our branch has earned a strong reputation for service and reliability.

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Floorplan



Floor 0



Floor 1



Approximate total
486 ft²

(1) Excluding balconies and

Calculations reference the
3C standard. Measurements
approximate and not to scale.
Floor plan is intended for i
only.

GIRAFFE 360



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.

Directions

By car from our Torrington Office take the Well Street exit from The Square and at the road junction turn left. At the mini roundabout with the Fire Station directly in front of you, turn left signposted Bideford. Proceed along New Street and upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Proceed down the hill for approximately ½ a mile and then take the left hand turning into Mill Street. Continue along Mill Street where No70 will be found a short way along on the left hand side with a numberplate clearly displayed.

What3Words : ///invent.equivocal.kings

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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