



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

39 Pathfields  
Torrington  
Devon  
EX38 7BX

**Offers In Excess Of: £400,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

- Parking for Multiple Cars
- Double Garage
- Three Double Bedrooms
- Three Bathrooms
- Multiple Reception Rooms
- Utility Room
- Generous Enclosed Garden
- Extended
- EPC: TBC
- Council Tax Band: C



Tucked away in a peaceful and sought-after corner of Great Torrington, this beautifully extended chalet bungalow offers a wonderful blend of versatile living, thoughtful design, and a lifestyle perfectly suited to both families and those seeking a more relaxed pace of life. Set back from the road, the property enjoys a sense of privacy and calm, with ample off-road parking and an immediate feeling of space upon arrival.

Chalet bungalows are particularly prized for their flexibility, and this home is no exception. Stepping inside, you are welcomed by a generous entrance area that sets the tone for the rest of the property—light, spacious, and inviting. The heart of the home is undoubtedly the impressive kitchen/dining/living space, designed with both everyday living and entertaining in mind. The kitchen sits to the rear, enjoying a delightful outlook over the garden, with double doors that open out to seamlessly connect indoor and outdoor living. There is an abundance of worktop and cabinet space, making it as practical as it is stylish. The dining area creates a cosy yet sociable setting, complete with a charming corner wood-burning stove, and flows effortlessly into the separate living room. This additional reception space is bright and welcoming, with a large window, sun tunnel, and its own door leading out to the rear garden—ideal for quieter evenings or a more formal sitting room. A large utility room further enhances the functionality of the home, providing ample space for white goods and offering integral access to the substantial double garage—perfect for storage, hobbies, or workshop use.



## Changing Lifestyles



The ground floor is completed by a well-proportioned double bedroom and a contemporary shower room, offering excellent convenience for single-level living if desired.

Upstairs, an open landing is bathed in natural light from two Velux windows, creating an airy and uplifting space. Both bedrooms on this level are generous doubles, each enjoying far-reaching views across the town and glimpses of the surrounding Devon countryside. Each room benefits from its own en-suite, providing comfort and privacy, while extensive eaves storage ensures there is no shortage of practical space.

Outside, the property continues to impress. The garden is a fantastic size—private, enclosed, and predominantly laid to lawn—making it ideal for a variety of uses. Whether you envision summer barbecues on the patio, children's play areas, a productive vegetable patch, or simply a peaceful retreat to relax and unwind, this garden offers the flexibility to suit all lifestyles. A greenhouse and shed further add to its appeal for keen gardeners or those in need of additional storage.

Living in Great Torrington brings with it a wonderful sense of community and access to an array of local amenities. The town is particularly known for Torrington Commons, offering miles of scenic walks, woodland trails, and open green spaces—perfect for dog walking, cycling, or simply enjoying the outdoors. The town itself boasts a charming selection of independent shops, cafés, and everyday conveniences, providing everything you need within easy reach while maintaining that welcoming market town feel.



39 Pathfields, Torrington, Devon, EX38 7BX



**Surrounded by beautiful countryside and within easy reach of the North Devon coastline, it offers the perfect balance between rural tranquillity and connectivity. The renowned Tarka Trail is also nearby, providing further opportunities to explore the stunning local landscape.**

**Altogether, this is a home that not only offers space and versatility but also embraces a lifestyle—one of comfort, convenience, and connection to both town and countryside.**

**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 38mbps (information taken from Ofcom checker)**

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



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## Directions

From Torrington Square take the Well Street exit and at the road junction turn left. At the mini roundabout with the filling station on the right hand side, turn right and proceed until the next roundabout, taking the B3227 signposted South Molton. Proceed up the hill and turn right at the Police Station onto Pathfields and follow the road to the right and then bear left where the property will be situated after a short distance on you left hand side with numberplate clearly displayed.

What3Words - ///fidgeting.rooting.drrippd

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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Changing Lifestyles

We are here to help you find  
and buy your new home...

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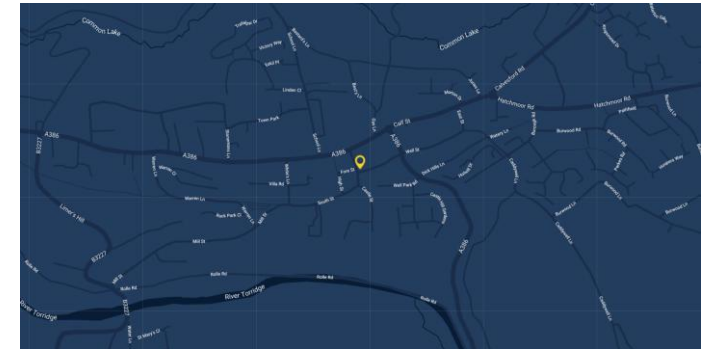
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speak with one of our expert team who will be able  
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