



3 Rack Park Close  
Torrington  
Devon  
EX38 8AH

**Asking Price: £260,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

## 3 Rack Park Close, Torrington, Devon, EX38 8AH



- Off Road Parking
- Three Bedrooms
- Extended
- Cloakroom
- Front and Rear Garden
- Beautifully Presented
- Distant Countryside Views
- Close to Torrington Commons and Tarka Trail
- EPC: C
- Council Tax Band: A



Tucked just off the ever-popular Mill Street in the heart of Great Torrington, this beautifully presented three-bedroom mid-terraced home offers an inviting blend of comfort and modern living. Perfectly positioned within a short stroll of the town centre, residents can enjoy easy access to a range of local shops, cafés, and everyday amenities, while also benefiting from nearby scenic escapes including the renowned Tarka Trail and Torrington Commons.

Thoughtfully modernised and extensively refurbished, the property has been enhanced by a rear extension, creating a home that feels both bright and spacious throughout. Subtle glimpses of the surrounding countryside from the front elevation add a charming rural touch, perfectly complementing the home's warm and welcoming atmosphere.



Upon entering, you are greeted by a hallway that leads into a generously sized living room—an ideal space to relax and unwind. The recently updated kitchen blends style and practicality, offering ample cupboard and cabinet storage while still accommodating a dining table.

The rear extension has been cleverly designed to include a fantastic utility room, providing valuable additional space for white goods and helping to keep the kitchen clutter-free. This area also benefits from a convenient downstairs WC. Flooded with natural light from two windows—including a Velux—and a glazed rear door, the utility space feels airy and bright, with light flowing seamlessly through into the kitchen.

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Upstairs, the property offers three well-proportioned bedrooms, two of which are comfortable doubles. The main bedroom enjoys a peaceful rear aspect, while bedrooms two and three are positioned at the front, both benefiting from those delightful distant countryside views. A well-appointed family bathroom completes the first-floor accommodation.

Externally, the home continues to impress with both front and rear enclosed gardens. The rear garden provides a private outdoor retreat—perfect for al fresco dining, summer barbecues, gardening enthusiasts, or simply relaxing in the fresh air. There is also a useful shed for storage. The front garden adds further appeal and enhances the overall kerb presence of the property.

To complete the package, the home benefits from an allocated parking space for one vehicle, adding an extra layer of convenience to this already appealing property.

This is a wonderful opportunity to make this your new home, that is well-located in one of North Devon's most sought-after towns, offering a perfect balance of modern living and access to the great outdoors.



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**The vendor informs us that the property is thought to be constructed of 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: Superfast available, up to 80mbps download speed (information taken from Ofcom checker).**

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

**Agent notes: Please be aware that the property is owned by an employee of Bond Oxborough Phillips estate agents.**



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## Floorplan



## Directions

By car from our Torrington Office follow Well Street to the junction of New Road where you turn left. At the mini roundabout with the Fire Station directly in front of you, turn left signposted Bideford. Proceed along New Street and turn left into Warren Lane, just after Lidl on the right. Follow Warren Lane around to the left and then the right, shortly after turning right into Rack Park Close then immediately left into the parking area.

What3Words - ///symphony.sued.denim

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

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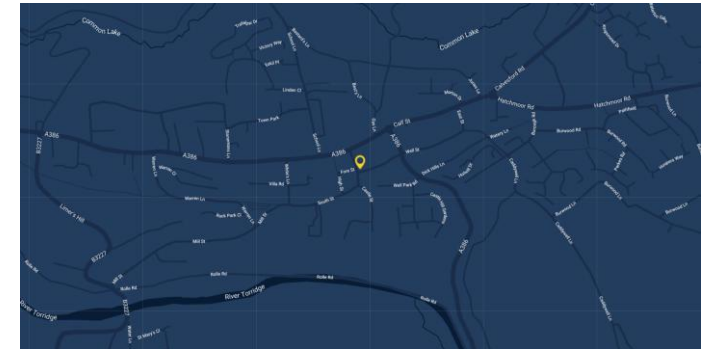
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