



Bond
Oxborough
Phillips

Changing Lifestyles

5 Brook View
Crowbeare Meadow
Torrington
Devon
EX38 7EA

Asking Price: £345,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

5 Brook View, Crowbeare Meadow, Torrington, Devon, EX38 7EA

BRAND NEW FAMILY HOME WITH COUNTRYSIDE VIEWS IN TUCKED AWAY CUL-DE SAC



- Brand new semi-detached family home arranged over 3 floors
- Quiet cul-de-sac setting close to Torrington town
 - Countryside feel with views across open fields
 - Flexible 3 / 4 Bedroom accommodation
- Superb open-plan Kitchen / Dining / Living Room
 - Contemporary Bathroom and Shower Room
- Energy efficient air source heating system and uPVC double glazing
- Newly laid carpets and vinyl flooring throughout
- Enclosed lawned rear garden with pedestrian rear access
- Block paved driveway providing off-road parking for 2 vehicles



Changing Lifestyles

01237 479 999
bideford@boproperty.com

5 Brook View, Crowbeare Meadow, Torrington, Devon, EX38 7EA

Situated within a quiet cul-de-sac on the highly regarded Crowbeare Meadow development, this impressive brand new semi-detached family home offers spacious and versatile accommodation arranged over 3 floors together with attractive countryside views across open fields to the rear.

Although conveniently positioned within easy reach of Great Torrington town centre and its excellent range of everyday amenities, the property enjoys a wonderfully tucked away setting with a distinct countryside feel making it an ideal choice for buyers seeking both convenience and tranquillity.

Designed with modern living in mind, the property provides bright and well-proportioned accommodation ideally suited to growing families, multi-generational living or buyers seeking flexible working-from-home space.

At the heart of the home is a superb open-plan Kitchen / Dining / Living Room enjoying an abundance of natural light together with elevated views across the surrounding countryside creating a wonderful environment for both entertaining and day-to-day living.

The accommodation offers excellent flexibility with 3 / 4 Bedrooms arranged over the various levels allowing purchasers to tailor the layout to suit their individual requirements whether as additional

reception space, home office accommodation or guest bedrooms.

The property further benefits from contemporary Bathroom and Shower Room facilities together with newly laid carpets and stylish vinyl flooring throughout creating a fresh and ready-to-move-into finish. The home also benefits from an energy efficient air source heating system together with uPVC double glazing.

Outside, the property enjoys a block paved driveway providing off-road parking for 2 vehicles. To the rear of the property is an enclosed lawned garden enjoying a pleasant outlook across neighbouring fields and countryside. The garden is fenced and benefits from rear pedestrian access together with easy access onto a nearby public footpath, ideal for dog walkers, families and those who enjoy the outdoors.

Great Torrington is renowned for its welcoming community atmosphere together with a wide range of independent shops, cafés, schools and recreational facilities. The nearby Torrington Commons provide over 360 acres of beautiful countryside walks and outdoor pursuits while the North Devon coastline including Instow and Westward Ho! remains within comfortable driving distance.

Changing Lifestyles

An excellent opportunity to acquire a spacious and energy efficient brand new home combining modern family living with an enviable semi-rural setting.

Agents Note - Images have been digitally enhanced and virtually furnished using AI technology for marketing purposes only. The property is offered unfurnished, although it does benefit from newly laid carpets and vinyl flooring throughout.

Council Tax Band - TBC

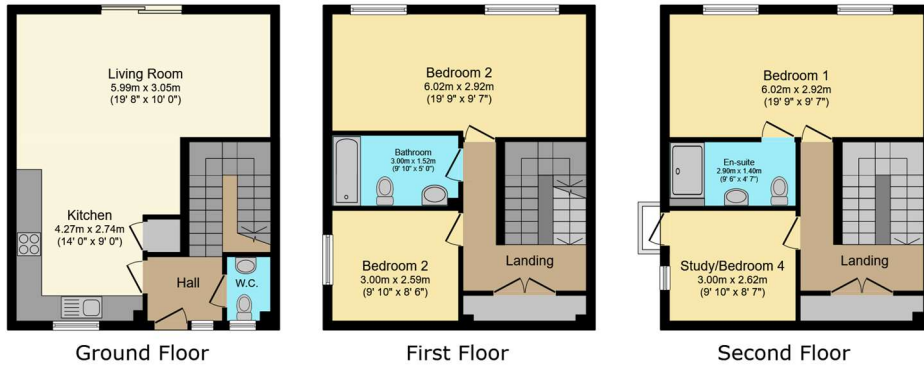
Changing Lifestyles

01237 479 999
bideford@boproperty.com



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Total floor area: 131.1 sq.m. (1,411 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Directions

From Torrington take the B3232 towards Barnstaple passing Great Torrington Secondary School on the right hand side and after passing Greenbank on the right hand side, turn left into Dartington Fields and follow around to the left and then right where the turning for Crowbeare Meadow will be found on your left with the house situated on the left.

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.