



51 Pathfields
Torrington
Devon
EX38 7BX



£1,000 per month Unfurnished



Changing Lifestyles

01805 624 426
torrington.rentals@boproperty.c

51 Pathfields, Torrington, Devon, EX38 7BX

A well-presented three-bedroom semi-detached family home situated within a popular residential location, offering bright and spacious accommodation throughout together with off-road parking and an enclosed rear garden.

The ground floor comprises an entrance hallway, a fitted kitchen with a range of wall and base units, and a generous dual-aspect living room providing ample space for both seating and dining. A useful conservatory/sunroom overlooks the rear garden and offers additional living space ideal for relaxing or entertaining.

To the first floor are three bedrooms, including two comfortable doubles and a single bedroom that would also make an ideal home office or nursery. The family shower room is fitted with a modern white suite and is configured as a walk in wet room.

Externally, the property benefits from driveway parking to the front with access to the garage and a substantial enclosed rear garden, mainly laid to lawn with patio areas and established borders, providing an excellent outdoor space for families and keen gardeners alike.

Further benefits include gas central heating, double glazing and a convenient location close to local amenities, schools and transport links. Available to view immediately!

EPC Rating: D

Please note that prospective tenants will be required to supply their own cooker.

We have been advised that the council tax is band B (information taken from gov.uk council tax checker).

The water is metered and serviced by mains sewerage.

The electricity is supplied by mains electric. The heating is served by a gas fired boiler.

Fibre broadband is available (information pertaining to speeds are available from <https://checker.ofcom.org.uk/> or <https://www.openreach.com/fibre-checker/>). Please note that it is not the landlords responsibility to provide a fixed telephone line to the property and any prospective tenant should check this before committing to a tenancy.

Mobile phone coverage: Limited to some networks indoors and likely for all outdoors (see Ofcom checker for further information)

The rent for the property is £1000.00 per calendar month, exclusive of all outgoings and payable monthly in advance. The property will be let on an assured periodic tenancy.

Please note that if this property is offered to you, then you will be required to pay the equivalent of 1 week `s holding fee to secure the property, this will be £230.00 and will go against the first month `s rent in advance.

In addition to the first month `s rent, a deposit of £1153.00 will be required. Bond Oxborough Phillips Lettings will pay the deposit to the Deposit Protection Service DPS, (the government run scheme). Following receipt of the deposit, The DPS will provide confirmation to you. The full details are available on their website www.depositprotection.com

Viewing is strictly through BOND OXBOROUGH PHILLIPS LETTINGS and by appointment only.

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 whereupon take the B3227 signposted South Molton. Turn second right into Borough Road and then first left into Burwood Road then first left onto Pathfields where No 51 will be found immediately on the Left hand side with a number plate clearly displayed.

