



Bond
Oxborough
Phillips

Changing Lifestyles

Casa Mia
Warren Close
Torrington
Devon
EX38 8DR

Asking Price: £325,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Casa Mia, Warren Close, Torrington, Devon, EX38 8DR

- Detached Bungalow
- Sought After Location
- Three Bedrooms
- Parking for Multiple Cars
- Garage
- Extension Potential (S.T.P.P)
- Stone's Throw from Torrington Commons
- Level Walk to Town
- EPC: D
- Council Tax Band: C



For me, this is a lot more than just another bungalow. This is a forever home.

Positioned within one of the premium locations of Torrington, Casa Mia is truly a wonderful home that doesn't crop up very often, some would say a rarity. There are so many positive aspects here I almost don't know whether to start with the bungalow itself, the level walk to town, the private position towards the end of a no through road or that fact you are just a stone's throw away from Torrington's commons. I suppose it's only right to start with the bungalow itself.

The first thing you will notice upon arrival is just how quiet of a spot you are in. You will question how you can still be just a 5 minute walk from the town. Casa Mia is set back from the road of Warren Close which allows for a generous front garden and the potential for additional parking (subject to the relevant planning consent) if required. Steps can be a real issue for some when looking for a bungalow but not here. The rear access to the property, located in the garden has got a ramp in place granting access in through the conservatory.

Entering through the front porch, the entrance hall feels light, commodious and grants access throughout the home. The living room takes advantage of the large southerly facing window allowing for light to bounce from wall to wall and even squeezes in a slight Devon countryside view from above the hedge line. The kitchen follows the same southerly aspect window and over the hedge view. Not only in the kitchen is there plenty of worktop and cupboard space but the kitchen also makes the most of a pantry. I know, everyone loves a pantry. The third bedroom was previously used and works very well as a dining room, giving through access out to the conservatory. For those of you in need of a wet room, you can added this to your tick list on the property. Should you have pets, muddy shoes or wet clothes, there is alternatively a separate front door that gives access to both the garage and kitchen without having to walk through the home.



Changing Lifestyles

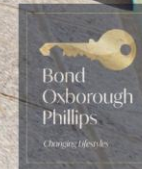
01805 624 426
torrington@boproperty.com



The back garden has patio throughout and therefore is perfect for anyone looking for a low maintenance garden. With no properties directly behind, the garden feels very private and not very over looked. Raised beds follow the rear wall line and for those green fingered amongst you provide a perfect place for flowers or even your own produce. There is plenty that can be done here in this garden, maybe even the opportunity to make part of the space laid to lawn.

Let's go back to the town and the home's position shall we? The home is just a stone's throw away from the beautiful Torrington commons and valley with the river Torridge sat below. The some 365 acres of countryside allows for miles of scenic walks with access to the locally renowned Tarka trail, a 180 mile footpath / cycle way - mainly built on the bed of the disused Tarka line where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth. You are only a few minute's walk from being right in the town square where you will find all that Torrington has to offer. A local butchers, green grocers, bakery, supermarket, take away's, The Plough Arts Centre and of course the Pannier Market.

Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting Casa Mia you will know if it is "the one". I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to see if it is the one!





Casa Mia, Warren Close, Torrington, Devon, EX38 8DR



The property is thought to be constructed of brick and block under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Gas boiler

Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Super-fast available up to 41 mbps (information taken from Ofcom checker)

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



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

Casa Mia, Warren Close, Torrington, Devon, EX38 8DR



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Casa Mia, Warren Close, Torrington, Devon, EX38 8DR

Floorplan



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 left signposted Bideford/Holsworthy and continue into New Street. Follow New Street for a short distance until reaching Warren Lane on your left hand side. Turn left here, then take the first left hand turning into Warren Close where the property will be situated towards the end of the road on your left hand side with a name plate clearly displayed.

What3Words - ///pump.swims.toward

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.

Changing Lifestyles

01805 624 426
torrington@boproperty.com

Casa Mia, Warren Close, Torrington, Devon, EX38 8DR

Changing Lifestyles

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

2 Well Street
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@boproperty.com

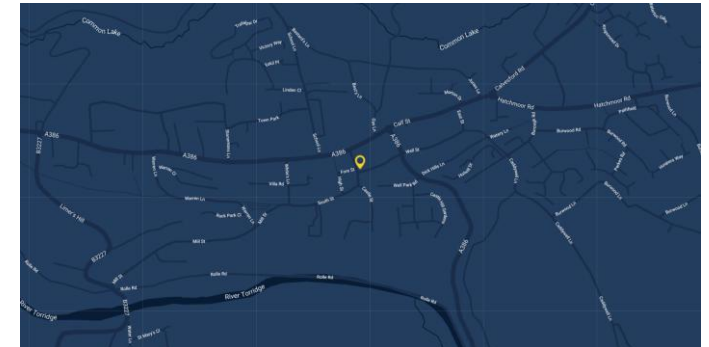
Have a property to sell or let?

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 a free conveyancing
quote and mortgage advice.



Changing Lifestyles

01805 624 426
torrington@boproperty.com