



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

93 New Street  
Torrington  
Devon  
EX38 8BT

**Asking Price: £160,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

93 New Street, Torrington, Devon, EX38 8BT

- No Onward Chain
- South Facing Garden
- Outbuilding
- Three Bedrooms
- Kitchen/Diner
- Town Centre Location
- EPC: TBC
- Council Tax Band: A



Tucked away in a peaceful position along the ever-popular New Street, just a short stroll from Great Torrington's historic town square, this charming and characterful three-bedroom home offers a wonderful blend of period charm and modern-day living. Having been thoughtfully extended over the years, the property now provides spacious and versatile accommodation perfectly suited to family life, entertaining and those seeking a home within walking distance of the town's excellent amenities.

Upon entering, you are welcomed into an entrance hall which immediately sets the tone for the home. The heart of the property is undoubtedly the impressive open-plan kitchen, dining and living space. Created through a sympathetic extension, this superb room offers a sociable environment where family and friends can gather with ease. The kitchen provides an abundance of cabinet and worktop space, complemented by a breakfast bar ideal for casual dining or morning coffee. There is also space for an under-counter washing machine and dishwasher without compromising the room's generous proportions.

To the rear, the living area enjoys a wonderful outlook over the south-facing garden. A large sliding door creates a seamless connection between indoors and out, allowing the garden to become an extension of the living space during the warmer months. Benefitting from a southerly aspect, natural light pours into the room throughout the day, creating a bright and welcoming atmosphere.

Stepping down a couple of stairs from the entrance hall leads to the original sitting room. Rich in character and charm, this cosy retreat offers a more intimate space to relax, showcasing the home's heritage and providing the perfect setting for quiet evenings beside a lamp or with a good book.



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

## Changing Lifestyles



The first floor offers three well-proportioned bedrooms. Two double bedrooms benefit from built-in wardrobe storage, while the third bedroom is a comfortable single room, also featuring useful built-in storage. The family bathroom is fitted with a bath and shower over, pedestal wash basin and WC, whilst an airing cupboard provides additional practical storage.

Outside, the south-facing rear garden is a particular highlight and enjoys an excellent degree of privacy. A small patio area immediately outside the property provides the ideal setting for al fresco dining, summer barbecues or simply unwinding with a glass of wine after a busy day. Beyond the patio, the garden rises gently to a lawned area, creating a wonderful space for children to play, pets to roam, or keen gardeners to personalise and enjoy. The greenhouse offers the opportunity to grow your own fruit, vegetables and seasonal plants, making the garden both productive and enjoyable throughout the year. Whether you're entertaining family and friends, creating a colourful cottage garden, or simply enjoying the sunshine from a deckchair, this outdoor space offers something for everyone.

Adding further versatility is a useful outbuilding located opposite the front door. Benefitting from power and lighting, it could serve as a workshop, hobby room, garden store, home office or studio space, depending on individual requirements.

The property is offered to the market with the significant advantage of no onward chain, allowing a smoother and potentially quicker move for prospective purchasers.

93 New Street, Torrington, Devon, EX38 8BT

# Changing Lifestyles



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

93 New Street, Torrington, Devon, EX38 8BT



Great Torrington is one of North Devon's most sought-after market towns, renowned for its welcoming community, rich history and excellent range of amenities. The town centre offers a variety of independent shops, cafés, restaurants, pubs, supermarkets, schools, healthcare facilities and everyday conveniences, all within easy reach of the property. The town is perhaps best known for Torrington Commons, an extraordinary 365 acres of common land surrounding the town, providing miles of scenic walking, cycling and riding routes. Whether exploring woodland trails, enjoying panoramic countryside views or simply taking in the beauty of the changing seasons, the Commons offer an unrivalled outdoor lifestyle right on your doorstep. The popular Tarka Trail, RHS Garden Rosemoor and North Devon's stunning coastline are also within easy reach, making Great Torrington an ideal location for those seeking both convenience and access to the great outdoors.

**Agent Notes:**

We understand that the property includes a flying freehold element beneath Bedrooms Two and Three.

The vendor informs us that the property is thought to be constructed of stone under a tiled roof. The extension is thought to be constructed of block and brick under a flat fibreglass roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Gas back 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, indoor limited and outdoor likely (see Ofcom checker for further information).

Changing Lifestyles

01805 624 426  
torrington@boproperty.com

93 New Street, Torrington, Devon, EX38 8BT



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

93 New Street, Torrington, Devon, EX38 8BT

## Floorplan



## Directions

Directions from Torrington town centre, proceed along South Street and into Whites Lane, at the T-Junction turn left into New Street and continue for a short distance. The access to number 93 is located in an archway to your left hand side opposite the Stonemans Lane turning with numbers 91 and 97 number plates on both sides of the archway. The property can be find up the pathway on the left hand side.

What3Words - ///snacking.deduct.massaged

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

93 New Street, Torrington, Devon, EX38 8BT

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](mailto:torrington@boproperty.com)

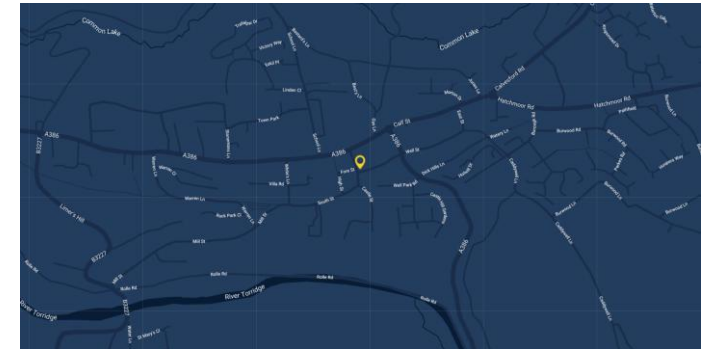
## Have a property to sell or let?

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](mailto:torrington@boproperty.com)