

Sunshine
Fore Street
Langtree
Torrington
Devon
EX38 8NG

Asking Price: £250,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Sunshine, Fore Street, Langtree, Torrington, Devon, EX38 8NG

Description



- DETACHED HOUSE
- MODERN DECORATION THROUGHOUT
- KITCHEN/DINER AND SEPARATE LIVING ROOM
- 3 BEDROOMS
- SOLAR PANELS
- UNDERFLOOR HEATING
- LOW MAINTENANCE GARDEN
- OFF ROAD PARKING FOR 2 VEHICLES
- SOUGHT AFTER VILLAGE LOCATION
- GREAT LINKS TO HOLSWORTHY, TORRINGTON AND BIDEFORD
- AVAILABLE WITH NO ONWARD CHAIN



Available with no onward chain, a modern and well-presented three-bedroom detached home situated in a popular village location, offering comfortable family living and excellent commuter links to Holsworthy, Torrington and Bideford.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance hall with cloakroom/WC, a spacious kitchen/dining room ideal for modern family life and entertaining, and a separate lounge providing a comfortable living space.



To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

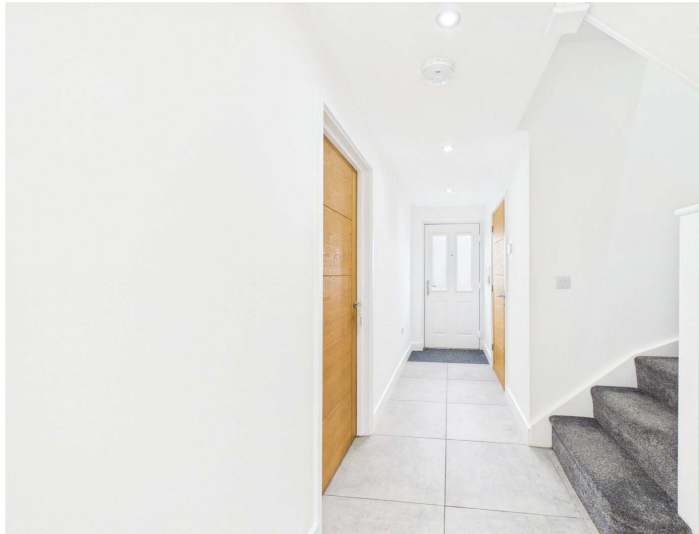
Externally, the property benefits from an enclosed low maintenance garden and allocated parking for two vehicles.

Ideally positioned within a sought-after village setting, the property combines peaceful surroundings with convenient access to nearby towns, making it an excellent choice for families, professionals and those seeking a well-connected rural lifestyle.

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Situation



Sunshine is situated within the heart of the popular Devon village of Langtree, a thriving rural community surrounded by rolling countryside. The village offers a range of everyday amenities including a well-regarded primary school, village hall, parish church and active community groups, creating a welcoming environment for families and retirees alike.

The property enjoys a convenient position with easy access to the market towns of Great Torrington, Bideford and Holsworthy, all of which provide a wider range of shopping, educational and recreational facilities. The North Devon coastline, renowned for its stunning beaches and scenic walks, is also within comfortable driving distance.

Langtree is particularly well placed for those seeking a balance between rural living and accessibility, with excellent opportunities for walking, cycling and enjoying the surrounding countryside, while remaining connected to the wider region via the nearby A386 and A39 road networks.



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Internal Description

Kitchen Diner - 21'1" x 11'8" (6.43m x 3.56m)

Living Room - 13'8" x 12'4" (4.17m x 3.76m)

Bedroom 1 - 12'1" x 9'8" (3.68m x 2.95m)

Bedroom 2 - 12'2" x 8'6" (3.7m x 2.6m)

Bedroom 3 - 8'7" x 6'7" (2.62m x 2m)

Bathroom - 8'5" x 5'4" (2.57m x 1.63m)

WC - 7'3" x 4'7" (2.2m x 1.4m)

EPC - EPC Rating B (83) with the potential to be an B (86). Valid until August 2035.

Council Tax Banding - Band 'C' (please note this council band may be subject to reassessment).

Services - Mains water, electric and drainage.

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Directions - From Holsworthy proceed on the A388 Bideford Road for 11 miles and upon reaching Stibb Cross continue towards Torrington and upon reaching Langtree continue through the village whereupon you will see the property on the right with a for sale board clearly displayed. In order to park, carry on past taking the next right hand turn and then turn immediately right and you will come to the parking area at the rear of the property.

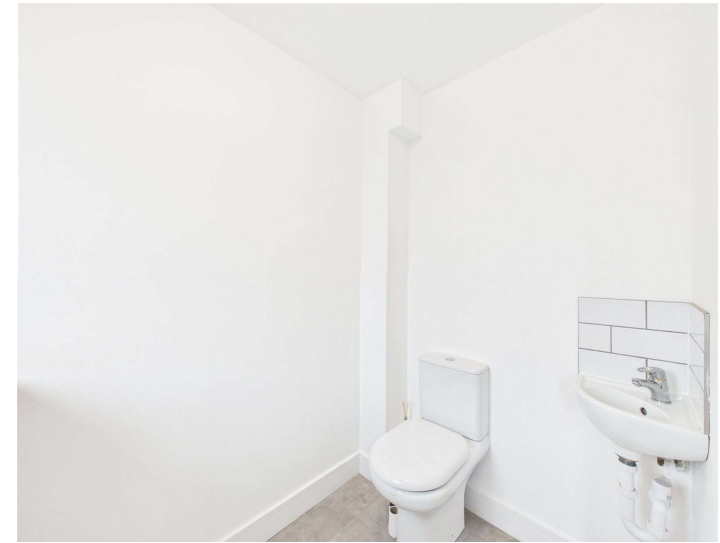
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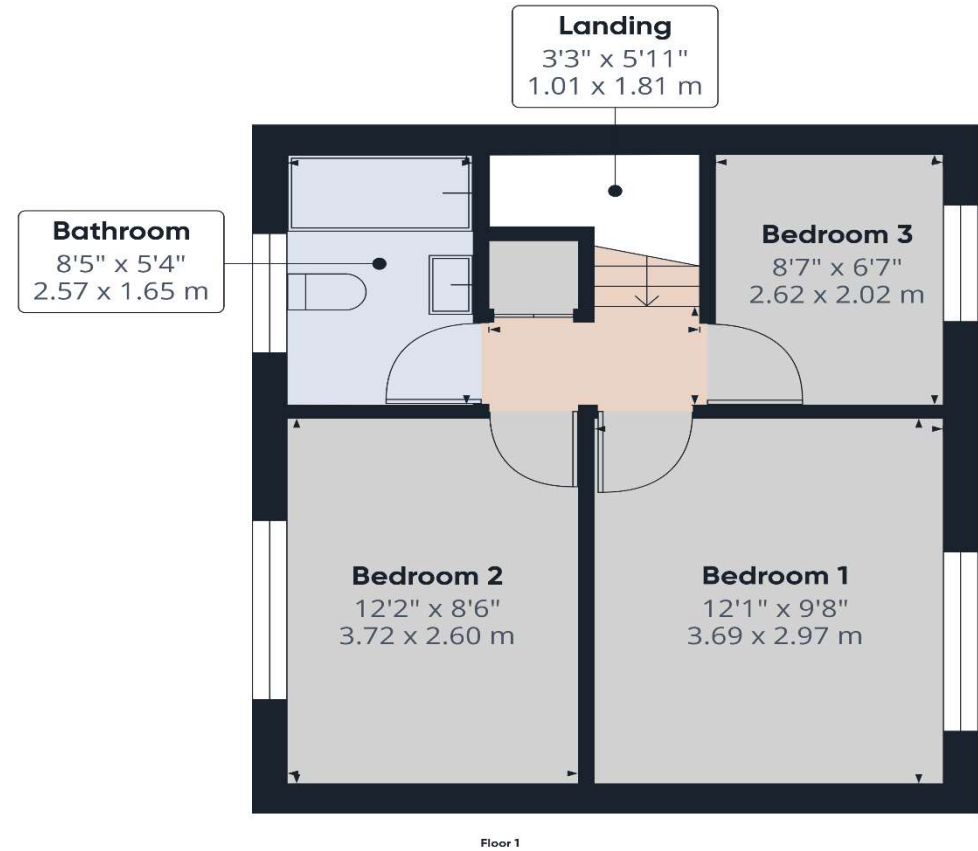
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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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...

Albion House
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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 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

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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

