

OPEN 7
DAYS A WEEK



**4 The Maltings, Black Torrington,
Beaworthy, Devon, EX21 5PR**



An opportunity to acquire this well presented, 3 bedroom, detached bungalow situated on the edge of this sought after village location. The residence benefits from well tended front and generous rear gardens, off road parking for 2 vehicles, and adjoining garage.

Offers Over £335,000 Freehold

Bond Oxborough Phillips

INDEPENDENT ESTATE AGENTS *The key to moving home*

Albion House, 4 High Street, Holsworthy, Devon, EX22 6EL
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The PVCu double glazed and oil fired centrally heated accommodation offered at No.4 briefly comprises: Entrance Hall, Living Room, Kitchen/Dining Room, 3 Bedrooms, and Shower Room.

The village of Black Torrington offers a range of traditional amenities including Primary School, Doctors Surgery with Pharmacy, Popular Local Pub, Village Hall, Playing Fields with multi-purpose play area, and Post Office in the Community Hall on Tuesdays 6pm-7.30pm, and Fridays 1.15pm-2.45pm. Neighbouring villages include Sheepwash, Shebbear, Stibb Cross and Highampton. Hatherleigh is some 6 miles distant and the bustling Market Town of Holsworthy with its comprehensive range of shops and excellent range of amenities including Indoor Heated Swimming Pool, Sports Halls and Schools is 9 miles distant. Black Torrington is surrounded by unspoilt Devon countryside.

DIRECTIONS TO FIND

From Holsworthy proceed on the A3072 Hatherleigh road until reaching the left hand turning signed Black Torrington. Follow this road into the village, passing the old Post Office on the left hand side, and following the road down the hill the entrance to The Maltings will be found on the right hand side. Take the next right hand turn and after a short distance, No.4 will be found on the left hand side.

THE ACCOMMODATION COMPRISES (all measurements are approximate):-

ENTRANCE HALL

KITCHEN/DINER 17'11" x 8'2" (5.46m x 2.5m) Range of base and wall units with worksurfaces over, incorporating a 1 1/2 bowl sink/drain unit with mixer taps. Space for electric oven with extractor over. Under-counter fridge and freezer. Ample room for dining table and chairs. Patio doors leading to the enclosed rear garden. Windows to front and side.

LIVING ROOM 13'10" x 13' (4.22m x 3.96m) A light and airy reception room with feature multi-fuel stove. Useful storage cupboard. Windows to front and side.

BEDROOM 1 11'4" x 10'7" (3.45m x 3.23m) Double bedroom with window to rear.

BEDROOM 2 11'3" x 8' (3.43m x 2.44m) Window to front.

BEDROOM 3 8'3" x 8'1" (2.51m x 2.46m) Window to front.

BATHROOM 8'2" x 6'7" (2.5m x 2m) A fully fitted suite comprising walk-in shower cubicle with mains fed shower over. Vanity unit with inset wash hand basin. Low flush WC. Window to rear.

OUTSIDE The property is approached via a shared entrance drive giving access to the front entrance door, and the:

GARAGE 15'8" x 12'9" (4.78m x 3.89m) Electric roller vehicle entrance door. Light and power connected. Space and plumbing for washing machine and tumble dryer. Window to rear. Pedestrian door to the side.

The front garden is principally laid to lawn and is bordered by a small brick wall. The landscaped, wildlife friendly rear gardens include a lawned area, pond, and a variety of raised vegetable and flower beds. The rear garden is bordered by wooden fencing and a Devon hedge supporting a mixture of mature trees and shrubs. A raised decking area provides an ideal spot for alfresco dining.

SERVICES Mains water, electric, and drainage. Oil fired central heating.

COUNCIL BAND Band 'D' (please note this council band may be subject to reassessment).

EPC RATING Rating C.

Agents Note

Bond Oxborough Phillips have prepared these sales particulars as a general guide and include information provided to us by

Bond Oxborough Phillips

Viewing arrangements through:

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other parties including the seller, not all of which will have been verified by us.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Photographs, measurements, floor plans and distances are given as a guide only.

We have not had sight of title documents. We have not checked that the property has all the necessary planning, building

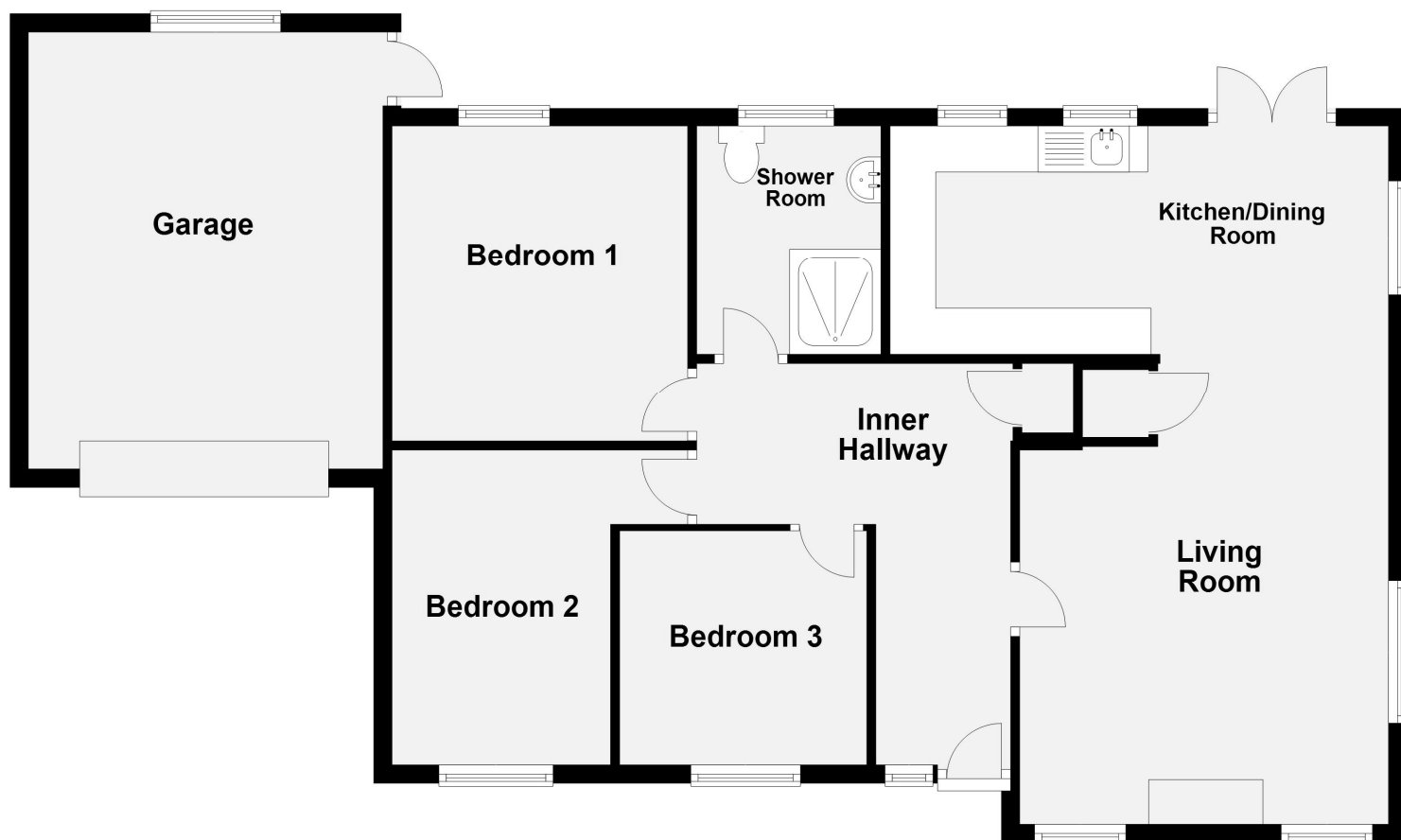
regulation approval, statutory or regulatory permissions or consents.

Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys and professional advice about all relevant aspects of the property including charges payable and lease details.

These sales particulars do not form part of any offer or contract.

FLOORPLAN (not to scale)

Ground Floor



Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

