



Bond
Oxborough
Phillips

Changing Lifestyles

39a South Street
Torrington
Devon
EX38 8AB

Offers in excess of: £160,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- Large duplex maisonette
- Approaching 1424 square feet
- Town centre location
- Two double bedrooms
- Large rooms
- Re-fitted kitchen
- Shower and bathroom
- Separate WC
- Small outside space
- EPC: C
- Council Tax Band: A



This is not a run of the mill maisonette by any stretch of the imagination. In fact you get as much internal space as you would find in a modern detached family home with internal space approaching 1420 square feet. If figures aren't your thing and you are more interested in the feel of a home allow me to elaborate further.

The property exudes character with high ceilings and large windows allowing for floods of natural light to flow throughout. This lovely home has also seen many improvements over the years by the current owners, the most noticeable of which is the refitting of the kitchen to a modern contemporary style. There is also the benefit of a small outside space ideal for bin storage as well as a bathroom and separate wc on the first floor and a shower room on the second floor nestled between two large double bedrooms.



It's convenient too! Being handily placed in the town centre, a very short stroll from all of the town amenities. Here you will find most of your day to day needs with two green grocers, two butchers a Coop, home hardware store, public houses and a Lidl's supermarket to name but a few. Like most of Great Torrington the cottage is on the fringes of Torrington Commons, 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway 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.

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Parking is often a premium here in town but that's not a worry here. For the cost of only £1 per day you can purchase an annual permit to park in any of the towns public car parks the main one of which is almost directly opposite.

Properties like this don't present themselves to the market that often so speed is of the essence if you don't want to miss out. Book your viewing tour today!

The property holds a 50% share of the freehold of the building. There are no maintenance fees or management charges. Looking to invest in a buy to let? This lovely home would happily see a return of 5% per annum.

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Directions

On foot, leaving our offices and turning right follow left into the High Street and then right into South Street, continue past the public car park and the property will be found on your left hand side with number plate displayed.

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...

2 Well Street
Torrington
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EX38 8EP

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Email: torrington@boproperty.com

Have a property to sell or let?

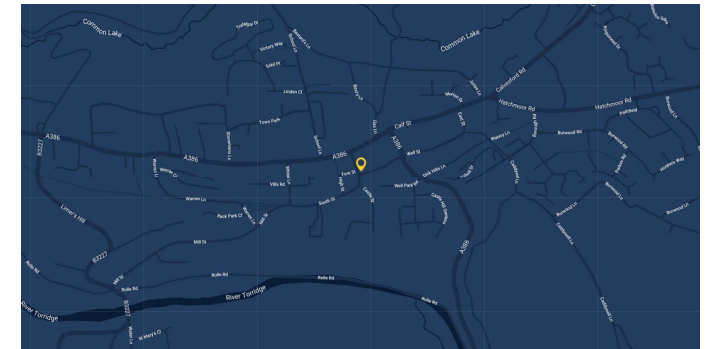
If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.



Please do not hesitate to
contact the team at Bond
Oxborough Phillips Sales &
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for a free conveyancing
quote and mortgage advice.



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