



Bond
Oxborough
Phillips

Changing Lifestyles

Steeple View

1A

Goose Green

Torrington

Devon

EX38 7BP

Offers in excess of: £400,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- Detached family home
- Deceptively spacious
- Four bedrooms
- Separate reception rooms
- Atrium / conservatory
- Ensuite to master
- Large double garage
- Pole barn
- EPC: C
- Council Tax Band: D



Not your run of the mill four bedroom property, it offers so much more! Conveniently located at the end of its own driveway behind a five bar gate and within a level walk to the town centre is this large family home. The ground floor is very well proportioned, offering spacious accommodation including a lovely sized living room that opens into the atrium / conservatory which nicely bridges the gap between that and a good sized double garage. The kitchen / dining room is a lovely space to entertain friends and family alike whilst also providing access into a supersized utility room. For those that work from home there is the convenience of having a ground floor home office and a downstairs cloakroom.



The proportions are as equally impressive upstairs, the best example of which is the master bedroom. Dual aspect windows allow for floods of natural light, there are built in wardrobes and an ensuite shower room to boot. The second bedroom also boasts built in wardrobes, there is a recently re-fitted family bathroom and two further good sized bedrooms that complete the accommodation. Outside is as equally impressive with an enclosed lawned garden, vegetable / fruit patch and a really handy open barn, ideal for the storage of further vehicles with its hard standing. You could even (with the relevant consents) convert this into a home gym, ancillary office or hobbies room. All in all, what's not to like?

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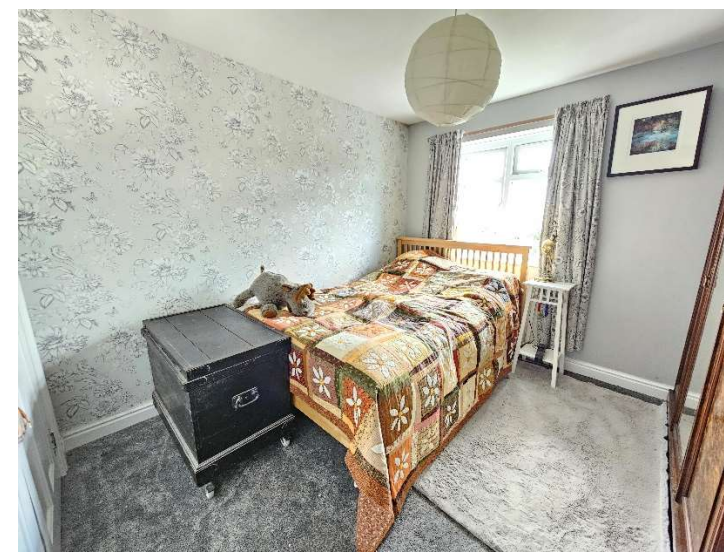
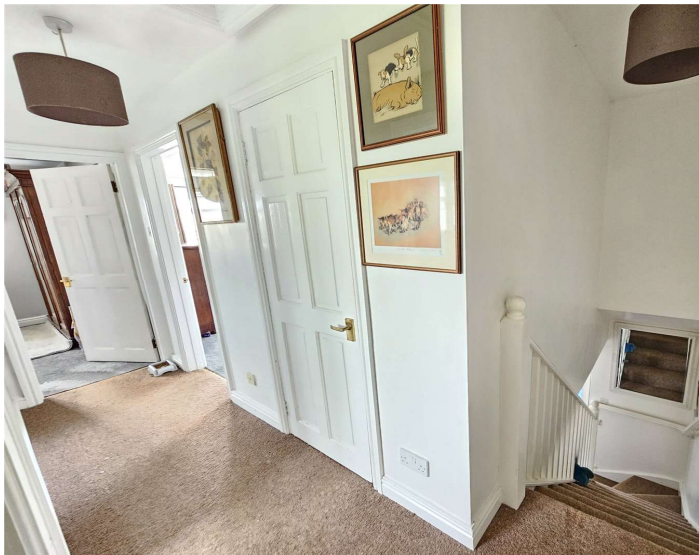
In practical terms Steeple View is conveniently located a short skip from the town square where all your grocery needs can be satisfied. Both the primary and secondary schools are a short walk away. Like most of Great Torrington the home is on the fringes of Torrington Commons, 365 acres of countryside 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.

Great Torrington is well located to enjoy a short drive to the closest coastline, a little under ten miles away and providing miles of sandy beaches ideal for dog walking, picnicking and much more. The North Devon coastline is a real Mecca for water sports enthusiasts, especially those interested in body boarding and surfing alike. Both Exmoor and Dartmoor National Parks are within an hour's drive but more locally to hand there is RHS Rosemoor, a beautiful place to visit and unwind.

Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting Steeple View 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 help embed what you see on paper in the flesh.



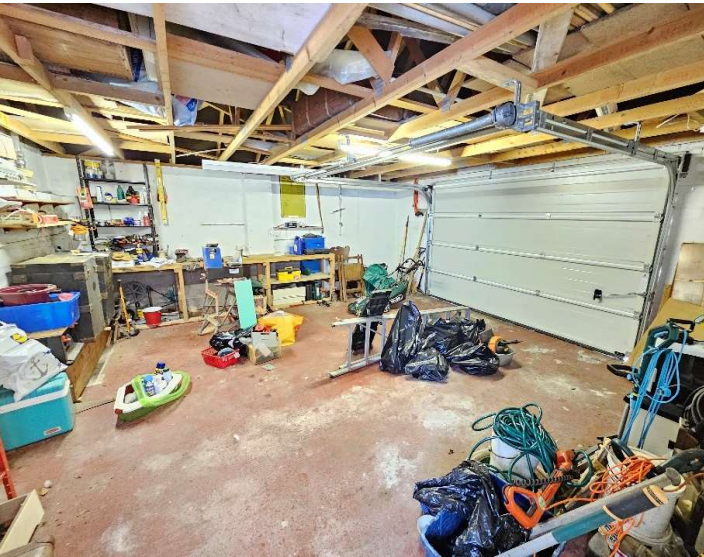
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Plan produced using PlanUp

Directions

From our office continue down Well Street and turn left onto New Road. At the roundabout by the BP garage turn right into Calf Street. Continue along Calf Street passing first East Street on your right hand side then Morton Drive on your left where the property is located at the end of its own driveway next to a green coloured property and opposite the Torrington Community Hospital.

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.

Steeple View, 1A, Goose Green, Torrington, Devon, EX38 7BP

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

2 Well Street
Torrington
Devon

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Tel: 01805 624 426

Email: torrington@boproperty.com

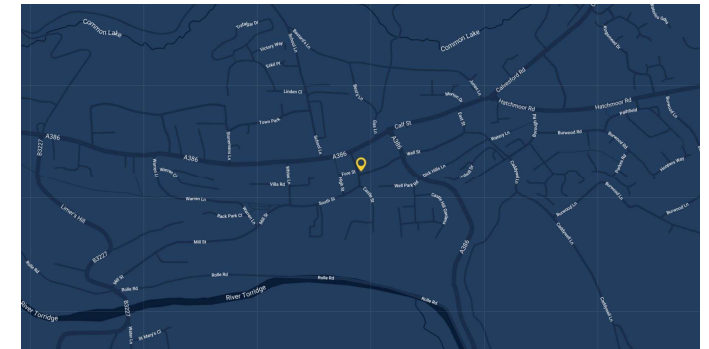
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If you are considering selling or letting your home,
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to provide you with a free valuation of your home.

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