



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

6 Borough Road  
Torrington  
Devon  
EX38 7NA

**Offers in excess of: £300,000**



*Changing Lifestyles*

01805 624 426  
[torrington@bopproperty.com](mailto:torrington@bopproperty.com)



6 Borough Road, Torrington, Devon, EX38 7NA



- 3 Bedrooms
- Garage & Driveway
- Close To Town
- Front and Rear Gardens
- Detached Bungalow
- Kitchen/Breakfast Room
- EPC: TBC



Consider all your boxes ticked! Suited for an investor or alternatively, a family home.

An impressive bungalow with an abundance of space. When inside, the feel of spacious living really does hit you. 6 Borough Road itself has three Bedrooms, Bedroom one & two being good sized doubles. Bathroom & separate WC to the side aspect. The front of the property is presented with a fantastic size Lounge with stunning front elevation views across to the mature gardens. Also offered on the same floor is the Kitchen/Breakfast room which is perfectly balanced with the rest of the home, most perfect for hosting friends and family and also gains rear access to the garden. To the front of the property there is a tarmacked driveway leading to a garage. To the left of the drive way is a lawned area which would be perfect for extra parking subject to the relevant planning permission.



**Location is a massive plus with this property being just 10 minutes walk from Torrington Town Centre yet surrounded by open fields. Another fantastic benefit is that you are only a 15-minute walk from the popular Tarka Trail which runs in and out of Torrington. Walking or cycling, you can experience the best this beautiful area has to offer.**

**Torrington Commons is 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. you'll have plenty of time left to explore the fantastic location of Torrington and the local area.**

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# Changing Lifestyles



## 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 more information or to arrange an accompanied viewing on this property.

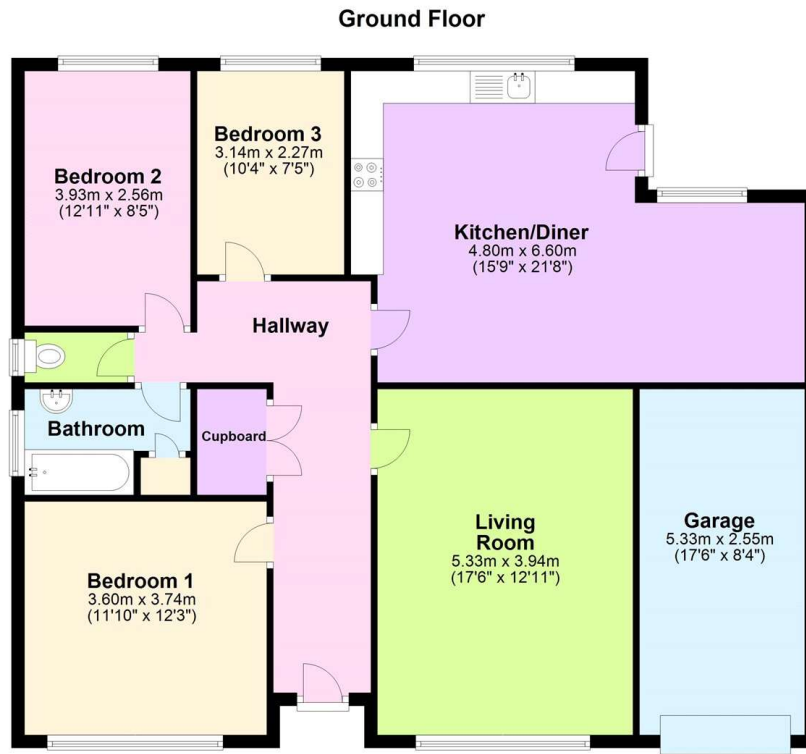


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BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## Directions

From Torrington Square take the Well Street exit and at the road junction turn left. At the mini roundabout with the filling station on the right hand side, turn right and proceed until the next roundabout whereupon take the B3227 signposted South Molton. Turn second right into Borough Road and the property will be found after a short distance on the right hand side, immediately after the left turning to Burwood Road with numberplate and For Sale board clearly 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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