

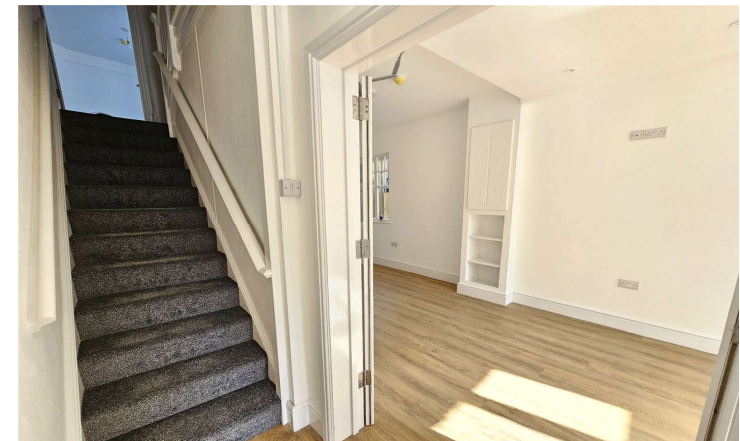
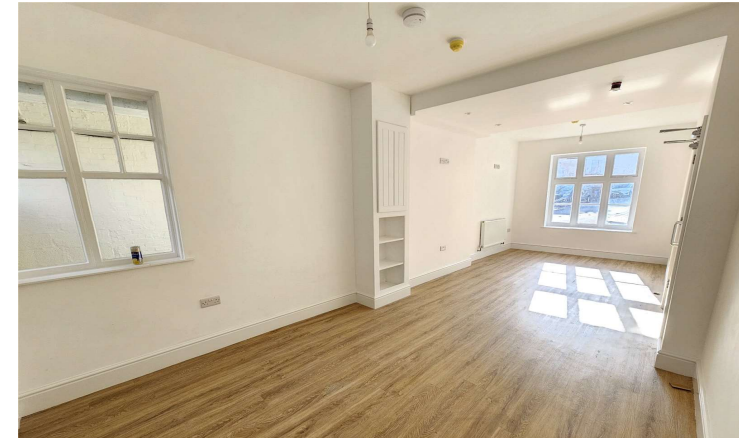


Bond
Oxborough
Phillips

Changing Lifestyles

Eastmond House
4 Potacre Street
Torrington
Devon
EX38 8BH

Asking Price: £250,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Eastmond House, 4 Potacre Street, Torrington, Devon, EX38 8BH

- Heart of the Town Centre
- Large living space
- Re-fitted kitchen
- Six bedrooms
- Three ensuite shower rooms
- Family bathroom
- Enclosed low maintenance garden
- EPC: TBC
- Council Tax Band:



VERSITILITY is the name of the game with this large period property in the heart of the town. It lends itself perfectly to a variety of uses Be it as a family home as its currently set up, a bed and breakfast as it had been used for successfully for a number of years prior or even an HMO (subject to the relevant consents). The property is set over three floors and has enjoyed some recent improvements including a ground floor re-configuration to provide a more practical and spacious living space, a refitted kitchen with built in appliances as well as a general re-decoration throughout to give the house a lighter and more airy feel. The six bedrooms, three with ensuite shower rooms provide enough space for even the largest of families to enjoy and expand. Yes there isn't the provision for getting your cars off of the road but for only a short walk and a small daily charge, both of Torrington's public car parks are on hand. The property has retained a small low maintenance garden to the rear which is fully enclosed to provide the perfect space to sit out and unwind or even somewhere to entertain friends and family alike with a little al-fresco dining in the warmer months. All in all Eastmond house has a lot to offer. Whilst this lovely home has enjoyed some contemporary improvements it has also retained a lot of the features that you would associate with such a building and in doing so its identity within the town.

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In practical terms the Eastmond House is conveniently located a short skip from the town square where all your grocery needs can be satisfied. Like most of Great Torrington the property 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.

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. Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting Eastmond House 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.



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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Directions

From our offices by foot, walk out of the door to the right past Nationwide Building Society. Eastmond House is the next property to be found on your right hand side.

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.