



Bond
Oxborough
Phillips

Changing Lifestyles

7 The Maltings
Black Torrington
Beaworthy
Devon
EX21 5PR

Asking Price: £275,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

7 The Maltings, Black Torrington, Beaworthy, Devon, EX21 5PR



- 2 Bedroom detached bungalow
- Landscaped gardens
- Entrance driveway providing off road parking
- Detached garage
- Sought after Village location
- No onward chain
- EPC: TBC
- Council Tax Band:



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Overview

Located in the pretty Village of Black Torrington on this quiet Cul de sac is this 2 bedroom detached bungalow with generous size landscaped gardens, entrance driveway and detached garage. Available with no onward chain.

Location

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

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 left hand turn and after a short distance, No.7 will be found on the right hand side.

Entrance Porch - 5'10" x 3'9" (1.78m x 1.14m)

Entrance Hallway

Kitchen - 9' x 8' (2.74m x 2.44m)

A fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a stainless steel sink drainer unit with mixer taps. Built in oven with 4 ring ceramic hob and extractor system over. Plumbing and recess for washing machine. Space for tall fridge/freezer. Window to front elevation.

Living Room - 19'7" x 13'11" (5.97m x 4.24m)

An 'L' shaped living room with a feature fireplace housing an open fire. Ample space for a living room suite and a dining room table and chairs. Windows to front and side elevations. French glazed doors to rear.

Bedroom 1 - 10'8" x 9'9" (3.25m x 2.97m)

A spacious double bedroom with window to front elevation.

Bedroom 2 - 10'5" x 9'5" (3.18m x 2.87m)

A double bedroom with window to rear elevation.

Shower Room - 6'7" x 6'4" (2m x 1.93m)

A fitted shower cubicle with power shower connected, close coupled WC and wash hand basin. Window to rear elevation.

Garage - 17'3" x 11'7" (5.26m x 3.53m)

A detached garage with an up and over vehicle entrance door. Power and light connected.

Outside - The property is approached via an entrance driveway providing off road parking. Front gardens with a variety of attractive planting. The rear gardens are principally laid to lawn with mature shrubs and flowers, bordered by hedges providing a high degree of privacy. Timber garden shed, Ornamental pond.

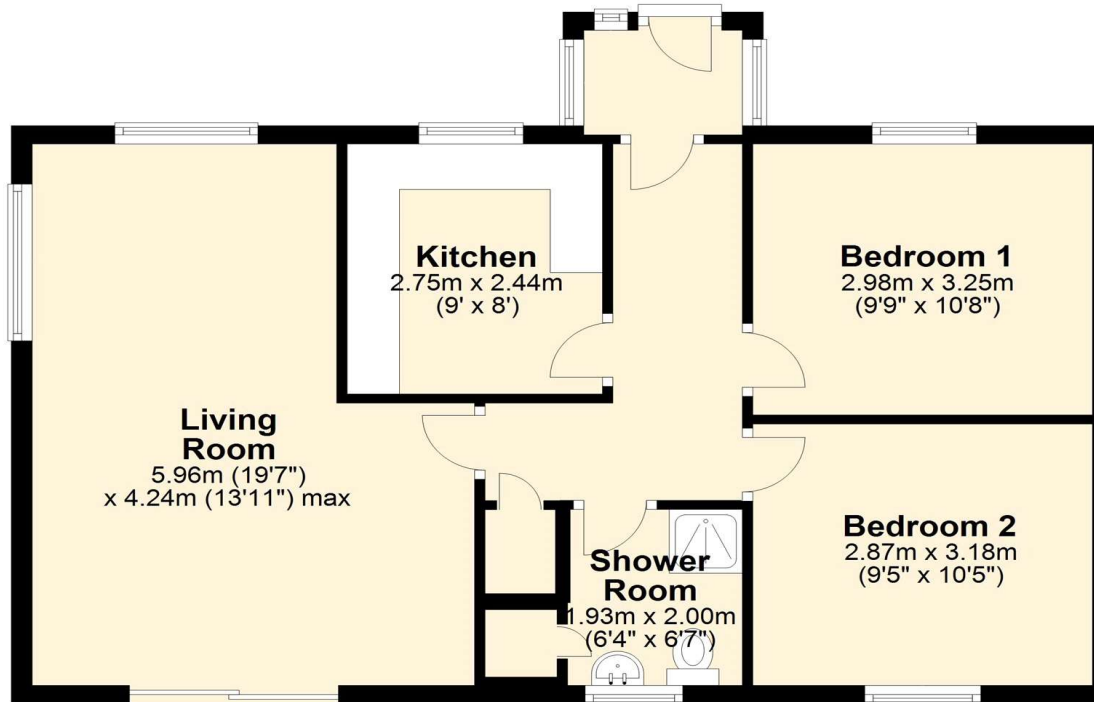


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Ground Floor

Approx. 62.1 sq. metres (668.8 sq. feet)



Total area: approx. 62.1 sq. metres (668.8 sq. feet)

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

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