



Bond
Oxborough
Phillips

Changing Lifestyles

23 Trafalgar Drive
Torrington
Devon
EX38 7AD

Asking Price: £240,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

23 Trafalgar Drive, Torrington, Devon, EX38 7AD

- Three Bedrooms
- Driveway Parking
- Single Garage
- Lounge/Diner
- Downstairs Cloakroom
- Large Garden
- Family home
- EPC: C
- Council Tax Band: C



A modern family home, pleasantly situated in one of Torrington's most popular residential developments. Although situated on the Northern fringe of Town, it's close enough to venture into the centre by foot within 10 minutes of leaving your front door. The house itself has been well maintained by the present owners whilst still leaving plenty of scope to really put your own stamp on things and make it your own. There are many practicalities to owning such a home to help make life easy in this modern busy world. The contemporary kitchen provides ample work space to prepare your dinner before cooking on the integrated hob and in the fitted oven. The living / dining room is a particularly welcoming and airy space complete with French door that lead out into the enclosed rear garden. Leading from the hallway there is a handily placed cloakroom and stairs that in turn take you to the first floor landing. From here access is provided to the rest of the accommodation on offer. There are three bedrooms, two of which are good sized double rooms with one boasting built in wardrobes, that's not forgetting the family bathroom. Outside space is always important to family life, somewhere for the children or family pets to run off steam. The garden is predominately laid to lawn whilst boasting a paved patio area and steps up to two raised decked areas that in turn provide access into the house and service door into the attached garage.



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Trafalgar Drive is located in a stunning part of town and is just a short walk away from all the amenities Great Torrington has to offer. A bustling and pretty little town, Torrington offers everything from a local butchers, green grocers, bakeries, supermarket, take away's, the Pannier Market, the Plough Art Centre and the some 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a 180 mile footpath / cycle way - mainly built on the bed of the disused Tarka line 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.



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

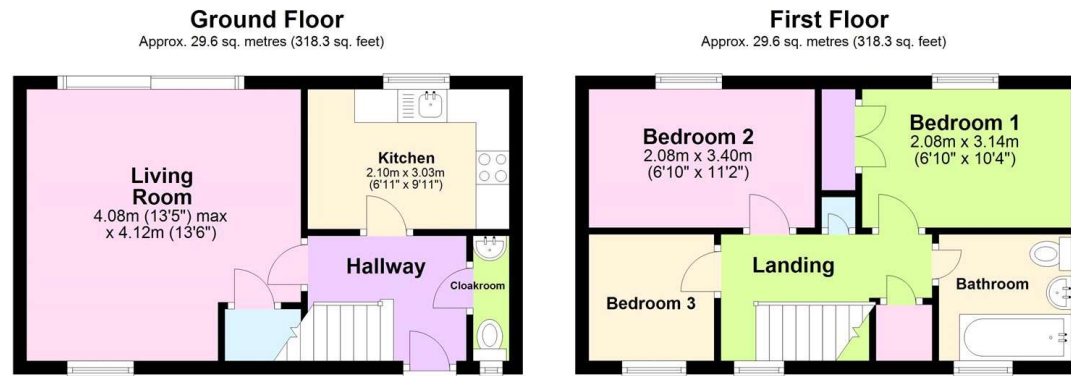
For more information or to arrange an accompanied viewing on this property.

Properties like this often prove popular so speed maybe of the essence if you don't want to miss out. We would welcome the opportunity to meet you there to embed what you see on paper in the flesh.



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Total area: approx. 59.1 sq. metres (636.6 sq. feet)

BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From New Street turn left onto School Lane and take the second left hand turning into Linden Close. Passing "Dartington Crystal" on your left hand side, travel to the bottom of the road and turn right into Trafalgar Drive. Number 23 will be situated a short distance on your left hand side with number plate 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.