



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Dalen  
Calvesford Road  
Torrington  
Devon  
EX38 7DQ

**Offers in excess of: £350,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

Dalen, Calvesford Road, Torrington, Devon, EX38 7DQ

- No Onward chain
- Detached Bungalow
- Three Bedrooms
- Private Location
- Distant Views
- Multiple Reception Rooms
- Parking for Multiple Cars
- EPC: TBC
- Council Tax Band: C



**There aren't many bungalows in Torrington that are quite as private as Dalen. Sat on a generous plot with plenty of potential, Dalen actually does have some history behind it. We have been led to believe that this bungalow was originally built for the first manager of Dartington Crystal, however could now make the perfect home for you.**

**I want to start by saying yes, this home is in some need of TLC and updating however the potential to turn this into something special is a real possibility. The home has been extended over its lifetime which has now created a beautiful bright and airy dining room with adjoining sunroom that looks out over the garden. The kitchen does need updating however subject to the relevant planning permission, should you chose to extend the bungalow you could create a beautiful space to also include a breakfast space. Alternatively to this, I think should it be possible to knock through to the living room, then this could also create a wonderful kitchen/diner with the living room being moved to the dining room, which has more than enough space. All three bedrooms are good sizes with enough space to fit a double bed in. Bedroom one and three are to the front of the property and benefit from the view out over the garden.**

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## Changing Lifestyles



The garden wraps around the home with a patio area to the rear where the greenhouse is located. Perfect for those of you who enjoy growing your own produce. To the front is where you would be wanting to spend most of your time and when the trees are cut back, you encounter a beautiful distant view out over the Devon countryside. The garden is that perfect space between a good size and something that is very much manageable. The garden has many different sections that you could do different things with however it can also be opened up, taking away the different trees and bushes to create one big garden perfect for the family. You can already imagine alfresco dining with friends and family whilst enjoying the best of the Devon sun. The bungalow also has a garage to the side of the home where you will find parking for several cars.



### 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.

The home is located on the quiet outskirts of town and is just a short walk away from schools and all the amenities Great Torrington has to offer. A bustling and pretty little town, Torrington offers everything from a local butchers, green grocers, bakery, supermarket, take away's, The Plough Arts Centre, the Pannier Market 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.

Only by visiting this beautiful home will you really experience its full potential, so give us a call now and we will be happy to show you around and tell you even more.

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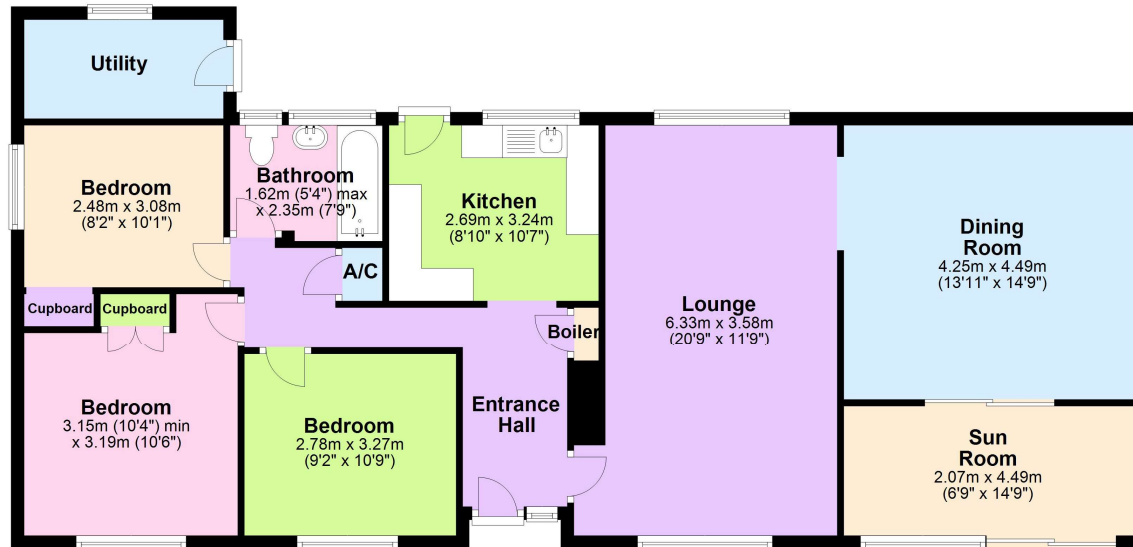
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## Floorplan



### Ground Floor

Approx. 111.8 sq. metres (1203.3 sq. feet)



Total area: approx. 111.8 sq. metres (1203.3 sq. feet)

BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## Directions

From Torrington take the B3232 towards Barnstaple, passing Great Torrington Secondary School on the right hand side, take the immediate left hand turn. Follow this road for a short distant where the property will 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.