



Bond
Oxborough
Phillips

Changing Lifestyles

56 Kingsmead Drive
Torrington
Devon
EX38 7DD

Guide Price: £425,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

56 Kingsmead Drive, Torrington, Devon, EX38 7DD

- Detached Home
- Four/Five Bedrooms
- Four Bathrooms (Three En-suites)
- Two Kitchens
- Annex Potential
- Enclosed Garden
- Garage with Attached Stone Shed
- Off-Road Parking for Multiple Cars
- Sought After Location
- EPC: TBC
- Council Tax Band: C



A unique home tucked away in the sought after location of Kingsmead Drive. The home, being once a three bed, has thoughtfully been extended in both directions during the current vendors tenure meaning the property is now a spacious four/five bedroom family home. That being said, the current owners have installed a new kitchen in addition to the original, creating the perfect opportunity for the all-important annex potential you have been looking for.

I know for me, this has always been a home that's caught my eye so when I got the chance to go inside, it did not disappoint and I am sure you will agree. I think for me this property has so much potential to fit around your needs and in my opinion wouldn't take too much to adapt to your way of life. The major extension to the home is where you will find your potential annex. The original living room is now a new kitchen and gives access to the sitting room, downstairs bedroom with en-suite and stairs leading to a second bedroom, again with en-suite. The original part of the home still has its similar layout with an extension to the rear, this comes off the kitchen and provides a second sitting room looking out over the back garden. Upstairs comprises of three bedrooms, en-suite and family bathroom. The smaller fifth bedroom once had access through to the upstairs of the annex however this is currently blocked with a stud wall. This could be opened up creating an open flow within the upstairs bedrooms. For me, I think this is where it comes back to the fact that although the home is currently set up one way, it can be changed and altered for your own needs. That's what makes this home special.

The rear garden has equally as much potential as the house. If you're in need of storage sheds then look no further, here you benefit from a stone built shed which is attached to the rear of the garage and two further wooden sheds. Plenty of room for all of your tools and outdoor items. The garden is mainly laid to lawn and provides a great space for the kids to enjoy, an entertaining space for friends and family to indulge in some alfresco dining, a space for raised bed and garden plants if you're green fingered and even just a quite spot to sit and relax while taking in the best of the Devon sun.

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Parking is often a premium in Torrington, you have no issues with that here as the home takes advantage of parking for multiple cars and garage.

The positives don't stop there. If this is your family home you will be pleased to know that Great Torrington secondary school is just a stone's throw away while Blue coat primary school is also just a short walk away. Kingsmead also benefits from a park, perfect for children both young and old.

The home 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, bakery, supermarket, take away's, 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.

Heating: Gas radiators with emersion hot water.

**Mains water - Mains electric - Mains drainage -
Landline telephone.**

**Broadband coverage: Superfast available up to 48mbps
(information taken from Ofcom checker)**

**Mobile phone coverage: Available onsite (see Ofcom checker
for further information)**

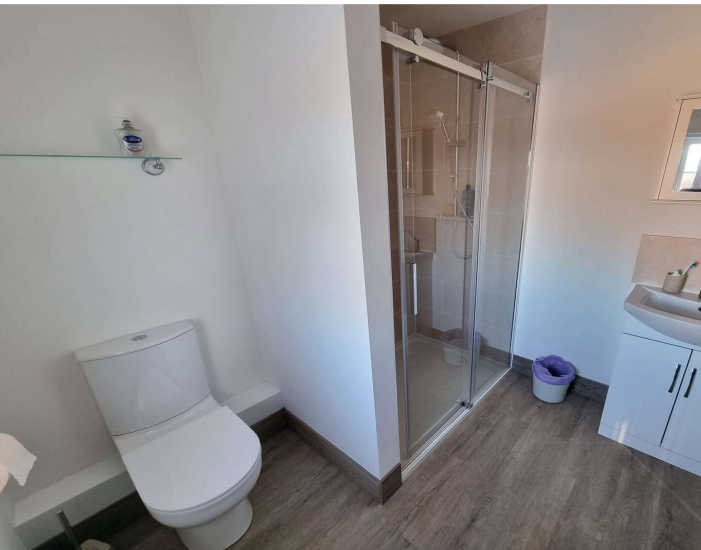
Have a property to sell or let?

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 Torrington town centre take the Well Street exit and at the road junction turn left. At the mini roundabout with the Fire Station directly in front of you turn right and proceed to the next roundabout whereupon take the second exit onto the B3227 signposted South Molton. After passing the Police Station on your right hand side take the left hand turning into Kingsmead Drive and follow the road as it bears left and then right. Proceed to the bottom following the road as it bears right whereupon take the second left hand cul-de-sac where No.56 will be found at the very top with a 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.