



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

15 Louise Terrace  
Torrington  
Devon  
EX38 8DB

**Guide Price: £250,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

## 15 Louise Terrace, Torrington, Devon, EX38 8DB

- Three Bedrooms
- Double Garage
- Loft Room
- Renovated Throughout
- Two Reception Rooms
- Close Proximity to Town
- Cloakroom
- EPC: TBC
- Council Tax Band: A



Hidden down a short lane off from New Street is this beautiful cottage that's seen vast improvements during the current vendor's tenure. If you are looking for something that's been modernised yet still in keeping with the home's original character, then look no further. This could be the home for you.

The vendor has made me aware that the majority of the house has been re-wired, all walls have been re-skimmed and the downstairs floor has been screeded and levelled. For me, walking in and seeing just how much space this home really has was a massive surprise and I am sure you won't be disappointed. Throughout the whole of the downstairs, each room now feels open, airy and bright with windows positioned to allow the sun to bounce from front to back. The walls have been decorated to reflect the light and this coupled with the high ceilings really gives you that sense of space. The biggest change here is to the kitchen. The original entrance has been blocked up with a new opening now moved to the left hand side. This has created a much more usable space with plenty of worktop and cupboard space and allows a small breakfast bar. The kitchen comes with built-in fridge/freezer, dishwasher and even a wine cooler. As I am sure you will all agree a downstairs W/C is very important nowadays. When the new kitchen was put in, the vendors took advantage of the old outside toilet plumbing and created a space for not just a toilet but your washing machine and dryer. Upstairs comprises of three bedrooms, two of which are doubles and the family bathroom. The bathroom has also been updated and now takes advantage of both a bath and separate shower. The home does also benefit from a loft room which provides a great space for any of your needs.

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The garden, much like the interior of the home has seen great improvements over the years. The garden is set into three sections with an initial patio at the back door, perfect for your patio furniture and a spot to host friends and family whilst you indulge in some alfresco dining. From there the grass is laid to lawn and provides a great spot for the kids to run around and play, alternatively if you enjoy spending your time outside creating your own flora and fauna then this could be a great space. Finally to the rear of the garden there is composite decking creating an additional seating space for you to sit, relax and enjoy the best of the Devon sun. The back garden gives access to the double garage at the rear of the property. This is a great space for any additional storage and a space for the car. Access to get to the garage is available from Town Park.

The vendor informs us that the main part of the property is thought to be constructed of a mix of stone and brick under a slate tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

### Agent Notes:

**Please be aware there is a right of way across the rear garden that the property to the right has access across to get to the road.**

**Heating and Water: Gas combi boiler**

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

**Broadband coverage: Superfast available up to 80mbps (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.

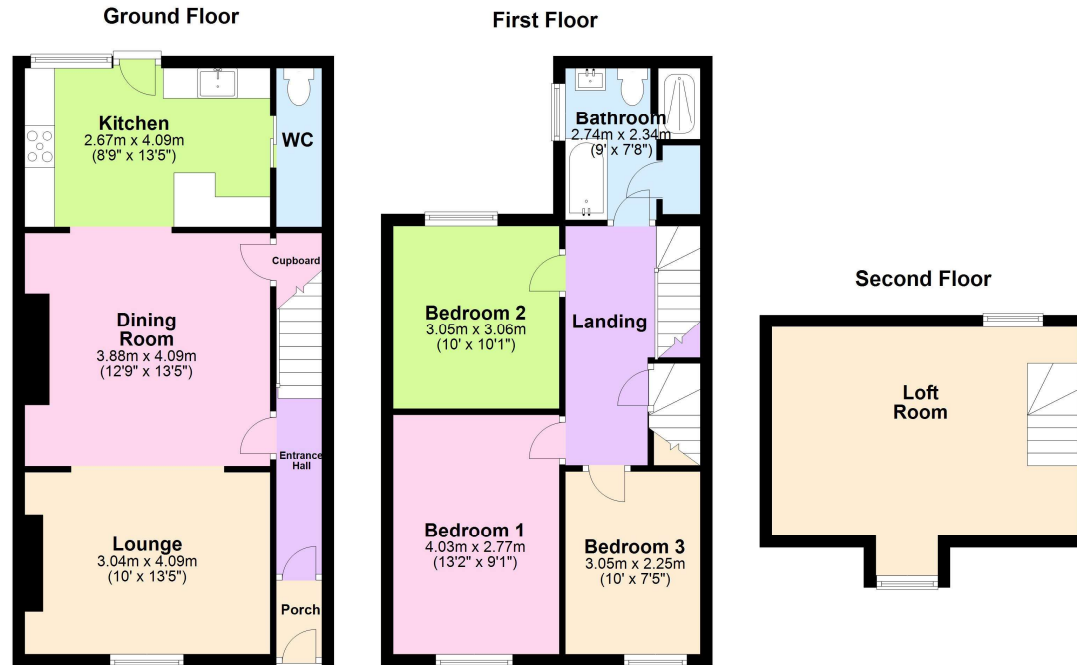
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

**01805 624 426**

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

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Plan produced using PlanUp.

## Directions

From Torrington Square 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 left signposted Bideford/ Holsworthy. Continue along New Street where Louise Terrace will be found on the right hand side. At the bottom of this road you will find number 15 on your right 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 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.