



Bond
Oxborough
Phillips

Changing Lifestyles

84 Trafalgar Drive
Torrington
Devon
EX38 7AB

Asking Price: £300,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- Four Bedroom Home
- Extended
- Cloakroom
- Enclosed Garden
- Garage
- Multiple Reception Rooms
- Short Walk to Town
- Close to Torrington Commons
- EPC: TBC
- Council Tax Band: C



Introducing a stunning modern semi-detached house, boasting four bedrooms that offer ample space for comfortable family living. This property exudes a contemporary charm with its bright and clean interior, creating an inviting and homely atmosphere. Meticulously maintained, this house is in pristine condition, ready to welcome its new owners.

The vendors have worked hard during their time at the property to make this into a real home. Downstairs, the property has been extended on the right hand side creating a useful and spacious utility. With the extension comes a new kitchen (to match the utility) with built in appliances and plenty of cupboard space. To the rear of the downstairs extension is now the dining room with beautiful sliding doors leading out into the lounge. The home has also been extended to the rear which connects via the lounge creating a bright and airy space for all the family. You get the feeling every decision has been thought out as the extended living room has bi-fold doors on two of the walls creating an amazing indoor/outdoor living space for those sunny Devon days.



Upstairs the previous two bedrooms have been knocked into one creating a beautiful master bedroom which now takes advantage of two windows and built in wardrobes. A small section of the original bedroom has been taken and is now part of the upstairs landing leading to a further two bedrooms

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The rear garden is enclosed and is a great space for entertaining both family and friends. Combining the outside garden space with the bi-fold doors can make a perfect space to indulge in some alfresco dining. The rear wall of the garage that previously backed on the garden has now been taken down with the vendors creating a wooden store that is attached to the garage. This is a great space for anyone looking for a workshop or generous sized outbuilding.

Within Trafalgar Drive, the park is just a short walk away for the kids giving plenty of space for them to burn off all that energy. For those of you who enjoy going for a leisurely stroll or walking your pets, access to the Torrington commons is just a 'Stones throw away' with access coming from the bottom of Trafalgar Drive.

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.

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

The home does benefit from own solar panels on the front and rear roof. These are used for the electric and don't have a battery system. Any extra power generated goes back into the grid. The vendor has informed us that they get back 14p per unit.

Heating: Gas boiler

Mains water - Mains electric and solar panels-
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)

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Directions

From New Street turn left onto School Lane and take the third left hand turning into Linden Close passing 'Dartington Crystal' on your right hand side. Travel to the bottom of the road and turn left into Trafalgar Drive and left again where number 84 will be found on the left with For Sale board and 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.

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We are here to help you find and buy your new home...

2 Well Street
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@boproperty.com

Have a property to sell or let?

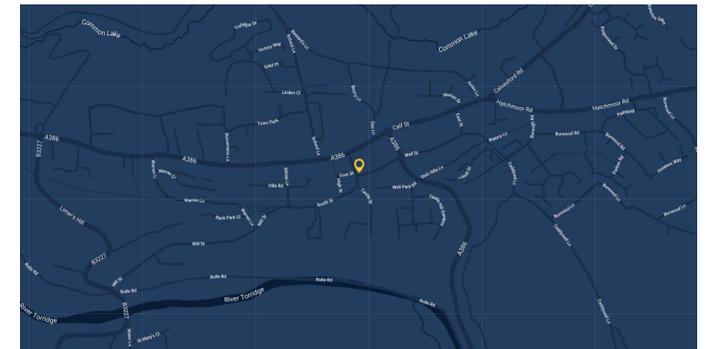
If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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

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for a free conveyancing quote and mortgage advice.

Office photo to follow shortly



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