



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

5 Jubilee Close  
Torrington  
Devon  
EX38 7DR

**Offers in excess of: £270,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

## 5 Jubilee Close, Torrington, Devon, EX38 7DR

- Detached Home
- Three Bedrooms
- Garage
- Off-Road Parking
- Enclosed Garden
- Kitchen/Diner
- Conservatory
- Cloakroom
- EPC: C
- Council Tax Band: C



**Introducing a modern and stylish detached home nestled in the picturesque county of Devon. With 3 bedrooms, this property is perfect for families or those who simply like to have extra space to spread out. As soon as you step inside, you'll be greeted by a warm and inviting atmosphere that will make you feel right at home.**

**Stepping in to the home, each room already feels bright and airy and with the addition of the conservatory the whole house just seems to flow even better than before. Downstairs the property benefits from underfloor heating. This is provided via the hot water system. The house was built in approximately 2013 and the vendor has taken such good care of it in her tenure. The kitchen is modern with a built in fridge/freezer and dishwasher whilst still boasting plenty of worktop and cupboard space. Upstairs comprises of three bedrooms, all of which are double with the master boasting an en-suite shower room and a family bathroom.**

**Outside, the rear garden is low maintenance and a great spot to sit and relax. The garden is mainly patio allowing for plenty of spots for your garden furniture. Whether you enjoy entertaining family and friends or just want a spot for yourself, combining with the conservatory, you can create a lovely indoor/outdoor living space and enjoy a bit of alfresco dining. The garden does also take advantage of a small amount of astro turf adding to the low maintenance. This could be taken out and put back lawn should you prefer.**

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Parking can often be a premium in Torrington however, this home does have off road parking for one car in front of the garage.

The home is just a stone's throw away from the beautiful Torrington commons and valley with the river Torridge sat below. The some 365 acres of countryside allows 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. You are only a few minutes' walk from being right in the town square where you will find all that Torrington has to offer. A local butchers, green grocers, bakery, supermarket, take away's, The Plough Arts Centre and of course the Pannier Market.



### 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.

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.

**The property is thought to be constructed of block cavity. Awaiting clarification from the EPC.**

**Heating: Underfloor heating downstairs with gas radiators upstairs. The hot water is heated via the two solar panels.**

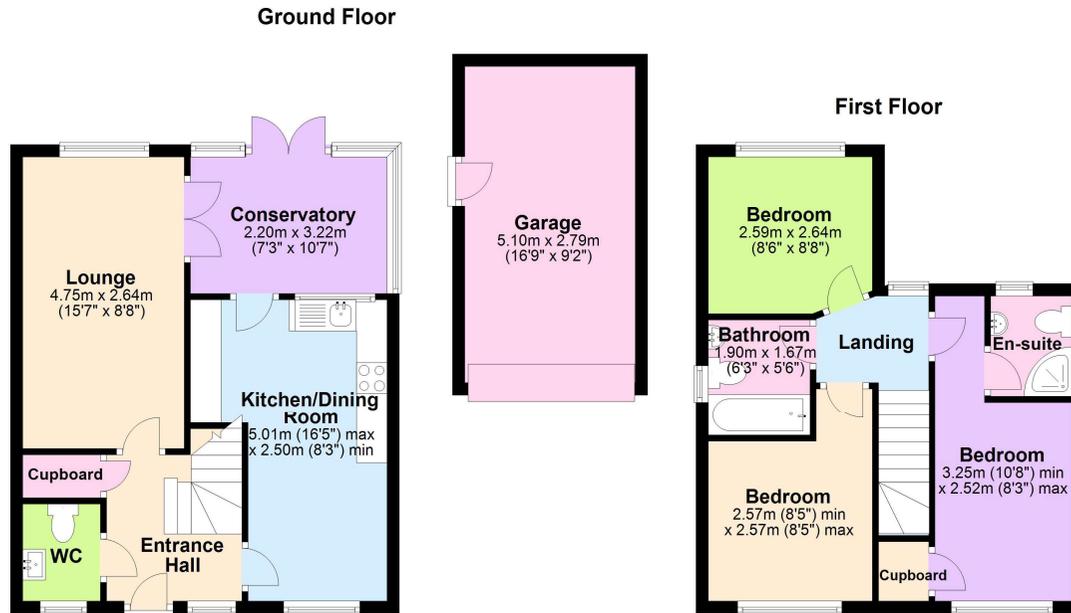
**Mains water - Mains electric - Mains drainage - Landline telephone.**

**Broadband coverage: Super-fast available 80mbps (information taken from Ofcom checker)**

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

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BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 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 right and proceed to the next roundabout whereupon turn left onto the B3232 signposted Barnstaple. After passing Great Torrington Secondary School on your right hand side, take the right hand turning into Greenbank, follow the road as it bears left and take the first turning on your left into Jubilee Close. Follow the road where the property will be found in front of your with a number plate and For Sale board 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.