



Bond
Oxborough
Phillips

Changing Lifestyles

7 Rosemoor Road
Torrington
Devon
EX38 7NB

Asking Price: £280,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

7 Rosemoor Road, Torrington, Devon, EX38 7NB



- Two Bedrooms
- Garage & Driveway
- Close To Town
- Front and Rear Gardens
- Detached Bungalow
- Kitchen/Breakfast Room
- EPC: TBC
- Council Tax Band: C



Consider all your boxes ticked! Welcome to 7 Rosemoor Road. Spacious bungalow, perfect for a family or an investor. It has two good-sized double bedrooms, a bathroom, and a separate toilet. The lounge is located at the front of the home and has stunning views of the mature gardens. The kitchen/breakfast room is located on the same floor and offers rear access to the garden, making it an excellent space for hosting friends and family. The property also has a block-paved driveway leading to a garage and a lawned area that could be used for extra parking, subject to planning permission.



The location of the property is a significant plus as it is only a 10-minute walk from Torrington Town Centre, yet it is surrounded by open fields. Additionally, you are only a 15-minute walk from the popular Tarka Trail, which is perfect for long walks or cycling. The Torrington Commons offers 365 acres of countryside, allowing for miles of scenic walks with access to the locally renowned Tarka trail.

The garage to the side of the property is a single-skin construction of block and tiled roof. The property has gas central heating via a gas combi boiler located in the loft, a gas fire located in the living room, and hot water supplied via the combi boiler. It also has a mains water supply, mains electric, and mains drainage. A landline telephone is available, and broadband coverage is available up to 80 Mbps (Super Fast). Mobile phone coverage is also available on-site.

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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

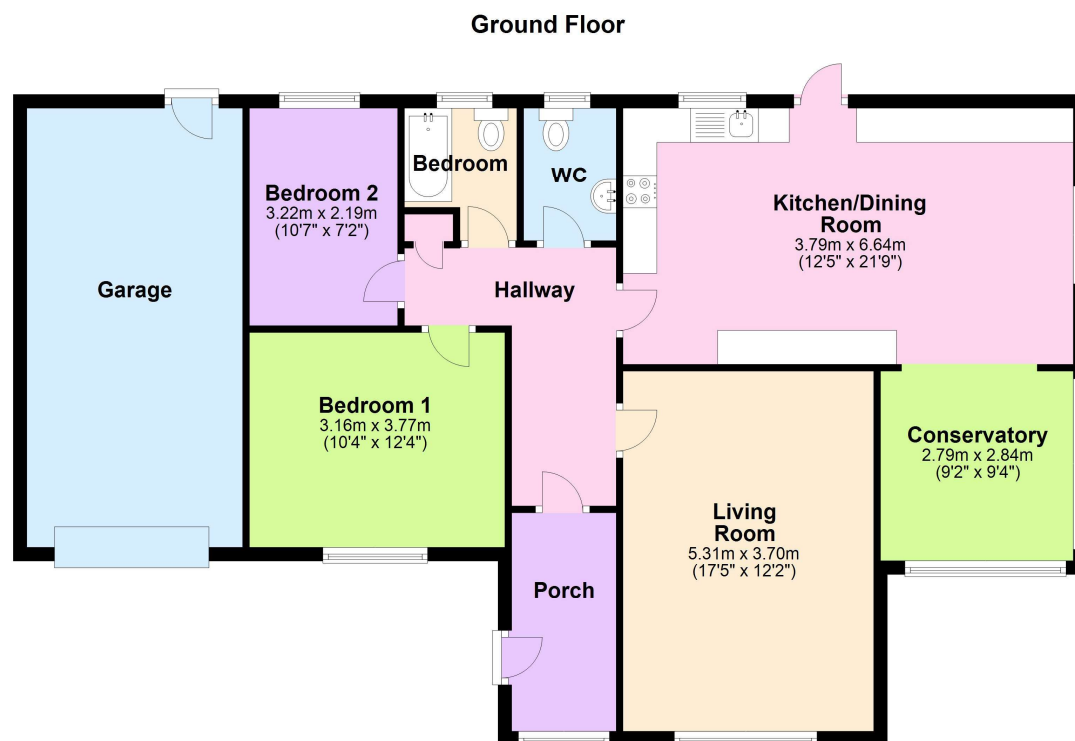
01805 624 426

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



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BOND OXBOROUGH PHILLIPS
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 right and proceed to the next roundabout whereupon take the second exit onto the B3227 signposted South Molton. Turn right into Borough Road and then second left into Rosemoor Road. When turning into Rosemoor Road take the right hand turning into the cul de sac and no 7 will be found on the left hand side 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 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.