

12 Southlands Drive  
Langtree  
Torrington  
EX38 8RH

**Fixed Price: £131,100 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

12 Southlands Drive, Langtree, Torrington, EX38 8RH

- Local occupancy restrictions apply
- Two bedrooms
- Lounge / Diner
- Down stairs cloakroom
- Family bathroom
- Off road parking
- Enclosed rear garden
- Stunning views
- EPC: C
- Council Tax Band: B



**Modern Semi-Detached House in a charming village setting. This delightful property boasts two bedrooms, perfect for a small family or professionals seeking a peaceful retreat. The house exudes a sense of warmth and comfort, making it a truly inviting home. Bright and airy interiors create a welcoming atmosphere, while the modern design adds a touch of sophistication. Enjoy the convenience of a private garden and parking, ideal for outdoor activities. Relax and unwind in a quiet and peaceful environment, with stunning views adding to the appeal of this cosy abode. This property offers a perfect blend of accessibility, affordability, and homeliness, making it an excellent choice for those seeking a modern and comfortable living space. Book a viewing today and make this charming house your new home.**



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*THIS PROPERTY IS SUBJECT TO A LOCAL OCCUPANCY ORDER AS AN AFFORDABLE HOME. THIS MEANS THAT ONLY THOSE WITH A HOUSING NEED LIVING IN THE PARISH OF LANGTREE CAN PURCHASE THE PROPERTY WITHIN THE FIRST THREE MONTHS OF MARKETING. AFTER THIS PERIOD THE COUNCIL MAY ALLOW THOSE WITH A HOUSING NEED IN ADJOINING PARISHES TO BE CONSIDERED FOR A FURTHER THREE MONTHS WHERE IT WOULD OPEN UP TO THOSE WITHIN THE DISTRICTS OF THE FORMER NORTH CORNWALL, NORTH DEVON, WEST DEVON, AND MID DEVON AREAS.*

*THE VENDOR INFORMS US THAT THE PROPERTY IS OF TIMBER FRAMED CONSTRUCTION WITH A RENDERED FACADE UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY LPG FIRED CENTRAL AND WATER HEATING VIA A COMBINATION BOILER. MAINS ELECTRIC AND WATER ARE CONNECTED. THE PROPERTY IS CONNECTED TO A SHARED PRIVATE DRAINAGE SYSTEM (WATER TREATMENT PLANT) LOCATED IN THE BACK GARDEN OF NUMBER 12. THERE IS A £13 PER MONTH SERVICE CHARGE FOR THE SAME. EACH RESIDENT IS A DIRECTOR OF THE MANAGEMENT COMPANY SET UP TO ADMINISTER THE ROAD AND KLARGESTER SERVICING.*

*BROADBAND: SUPERFAST SPEEDS AVAILABLE UP TO 80 MBPS. (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.

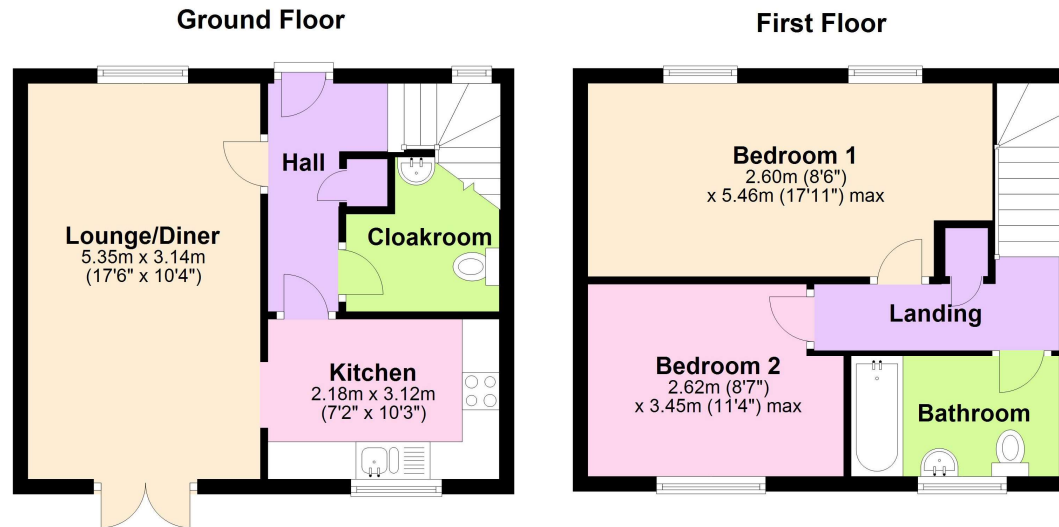
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

**01805 624 426**

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



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BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</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 take the A386 (New Street) towards Bideford and upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Stay on this road and upon entering Langtree Village, continue past the Green Dragon turning right into Southlands drive. Follow the road around to the right to where the property is located towards the end of the cul de sac on the left hand side.

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.

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