



Bond
Oxborough
Phillips

Changing Lifestyles

95 Well Street
Torrington
EX38 7BN

Asking Price: £220,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

95 Well Street, Torrington, EX38 7BN



- 3 BEDROOMS
- END TERRACE
- STUNNING VIEWS
- LEVEL WALK TO TOWN
- ENCLOSED GARDEN
- SIDE ACCESS
- OFF ROAD PARKING
- NO ONWARD CHAIN
- EPC: C



Situated on one of Torrington's desirable roads, amongst the terraces of Well street sits 95, standing proudly on its generous plot.

Well Street is known for its good balance of close to town but, with countryside views and this superbly presented 3 Bedroom end-terrace home is no exception.

From your own private path, you will enter straight into the Lounge, which is very light and flows into the Kitchen/Breakfast Room, presented with a brand-new, fitted Kitchen, wood effect countertops and integrated appliances including electric oven, hob and wall mounted microwave. All with a fantastic open outlook to the back garden.

From the rear of the Kitchen you will be led to a Hallway gaining access to a Family Bathroom & Laundry cupboard with plumbing for a washing machine and ample room to place a standard sized tumble dryer on top.

To the rear of the property is a fully enclosed and private south facing garden, perfect for those alfresco dining evenings and a detached blocked shed.



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Parking is a real asset when buying a property on Well Street. 95 Well Street comes with your own driveway which has side access through to the rear garden.

The Cottage is just on the fringes of Torrington Commons, 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath/cycle way mainly built on the bed of a disused railway 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.

The home has no onward chain and is available to view immediately. You don't want to miss this one and we urge a viewing to appreciate the full charm 95 Well Street has to offer.

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New home in character clothes:

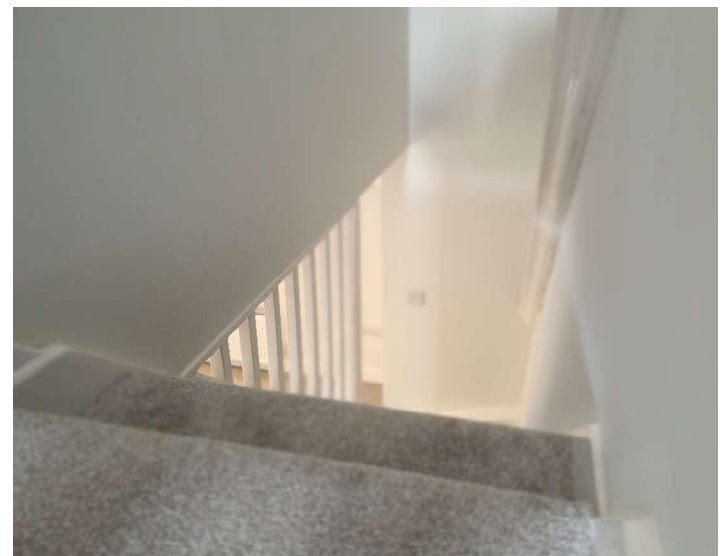
95 Well Street has been renovated to a very high standard and includes a new, energy efficient heating system, a rewire and stylish carpets, flooring and decoration throughout.



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FLOORPLAN



Ground Floor



First Floor



BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Directions

From Torrington Square take the Well Street exit and at the junction with New Road, continue straight across where No. 95 will be found a short way along on the right hand.

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

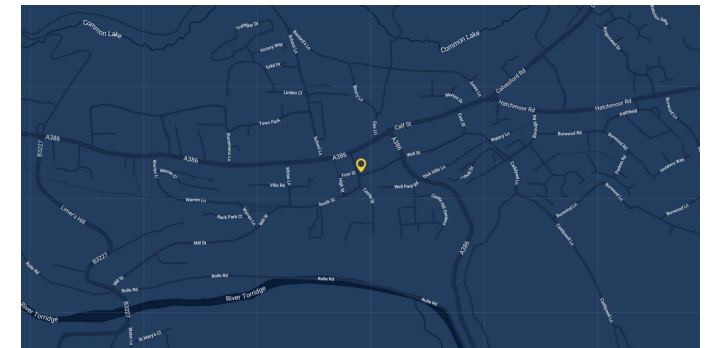
Have a property to sell or let?

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 &
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for a free conveyancing
quote and mortgage advice.



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