



Bond
Oxborough
Phillips

Changing Lifestyles

Genora
32 Rosemoor Road
Torrington
Devon
EX38 7NB

Offers In Excess Of: £300,000
Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

Genora, 32 Rosemoor Road, Torrington, Devon, EX38 7NB



- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Utility Room
- Enclosed Garden
- Parking for Multiple Cars
- EPC: TBC
- Council Tax Band: C



Welcome to 32 Rosemoor Road!

A spacious bungalow, perfect for a family or an investor. Genora has two good-sized double bedrooms and a family bathroom. The lounge is located at the rear of the home and has stunning views of the mature gardens. The kitchen/breakfast room is light and airy and leads to a great sized utility room which offers rear access to the garden, an excellent space for hosting friends and family with ample room for outdoor seating. The property also has a part block-paved driveway leading to a garage and a lawned area that could be used for extra parking, subject to planning permission. The garage to the side of the property is a single-skin construction of block and tiled roof.

The location of the property is a significant plus as it is only a 10-minute walk from Torrington Town Centre. 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 property has gas central heating via a gas combi boiler located in the utility room, hot water is supplied via the gas 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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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.

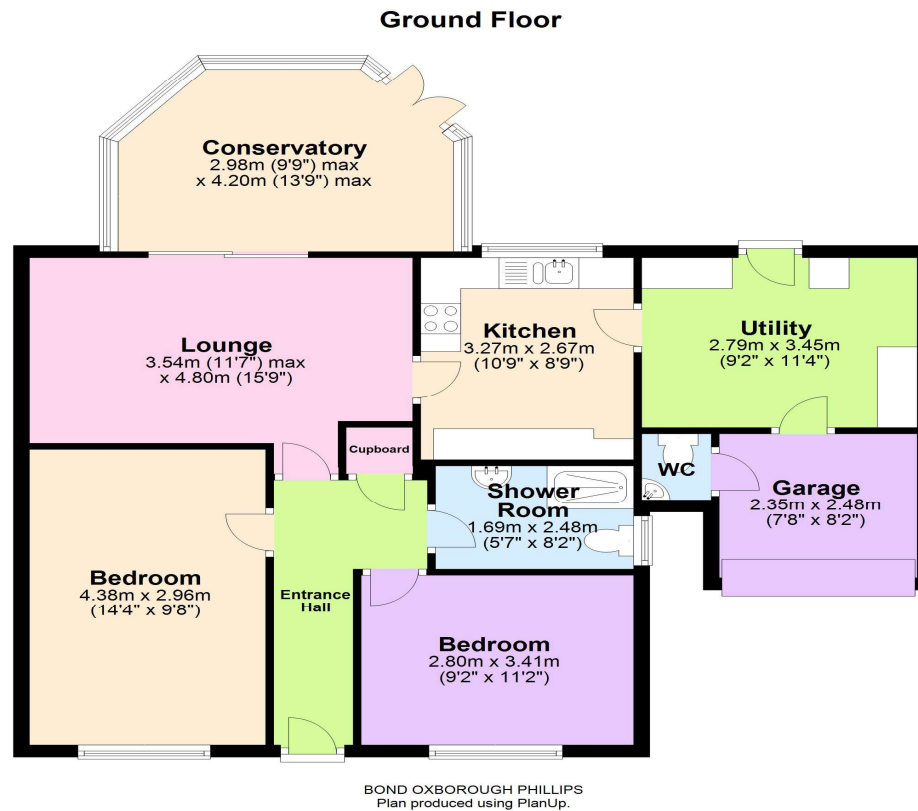


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Floor Plan



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. Continue to the bottom of Rosemoor Road and upon entering the development follow the road as it bears left where the home will be found on your right with an address number and name 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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