



Bond
Oxborough
Phillips

Changing Lifestyles

213 New Street
Torrington
Devon
EX38 8BY

Asking Price: £300,000 Freehold



Changing Lifestyles

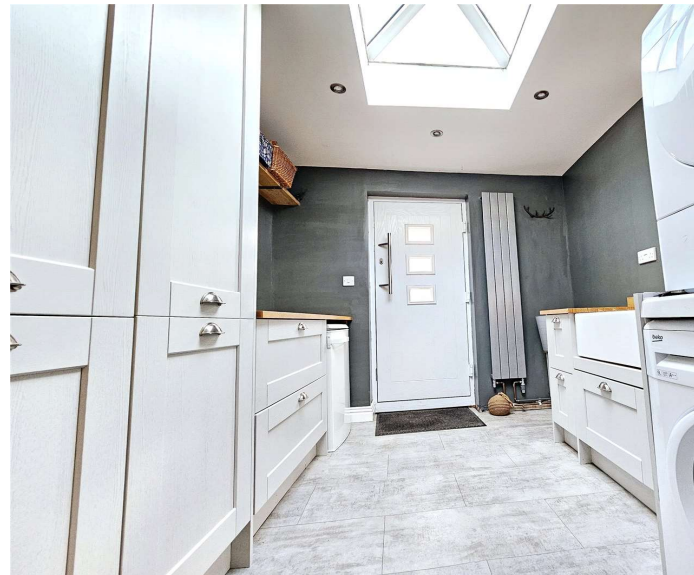
01805 624 426
torrington@boproperty.com



- Three bedrooms
- Large South facing garden
- Separate reception rooms
- Re-fitted kitchen
- Ensuite to master bedroom
- Family bathroom
- Garage and carport
- EPC: TBC
- Council Tax Band: B



An exquisite period end of terrace townhouse boasting three bedrooms and located in a sought-after area of town. This charming property exudes warmth and character, making it the perfect cosy retreat. The interior is bright and airy, creating a welcoming and homely atmosphere. The spacious layout offers a comfortable living space, ideal for families or professionals. The stylish design features modern touches while maintaining its original charm. Outside, a well-maintained garden provides a tranquil escape, and parking/garage space adds convenience. This inviting home is perfect for those seeking a blend of character and modern living in a prime location providing the perfect work / life balance.



What is particularly impressive for the style of home is the amount of parking available. Period properties were obviously built before cars were thought of often rendering them susceptible to a lack of parking facilities that's not really conducive to the convenience of modern day life. Not a problem here, as to the rear of the garden is a larger than average garage and separate covered car port leading to the lane behind. Access to the garage from the garden is provided by a service door making it ideal as a home workshop or even convertible to something more permanent (subject to the relevant consents).

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The location is so strong. Behind the home one can access the 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. A little further, but the old bowling green (on the commons) is just down the road from the front. The local supermarket is a short stroll away, as is the nearest Bus stop. Passing either of these, the walk is level into town. I choose to walk into town along Warren Lane and through Rack Park – because it is so peaceful and beautiful. There is a slight gradient at the top, but is otherwise, also level – through the park.

Don't miss the opportunity to make this property your own. Contact us today to arrange a viewing.



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THE VENDOR INFORMS US THAT THE PROPERTY IS OF BRICK, STONE AND RENDER CONSTRUCTION UNDER A SLATE ROOF. YOUR SURVEYOR OR CONVEYANCER MAYBE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY GAS FIRED CENTRAL AND WATER HEATING. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED. THE PROPERTY FURTHER BENEFITS FROM THE INSTALATION OF A SOLAR VOLTAIC SYSTEM WITH A SYSTEM PEAK POWER OF 3.78 KW AND FEED IN TARRIF.

BROADBAND: SUPERFAST SPEEDS ARE AVAILABLE UP TO 80MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER)

MOBILE PHONE: COVERAGE AVAILABLE ONSITE. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

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BOND OXBOROUGH PHILLIPS
Plans produced using PlanIt.

Directions

Directions from Torrington town centre, proceed along South Street and into Whites Lane where at the T-Junction turn left into New Street. Continue past Stonemans Lane and Lidl's supermarket on the right where the property will be located on the left hand side of the road on the corner of Warren Lane.

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

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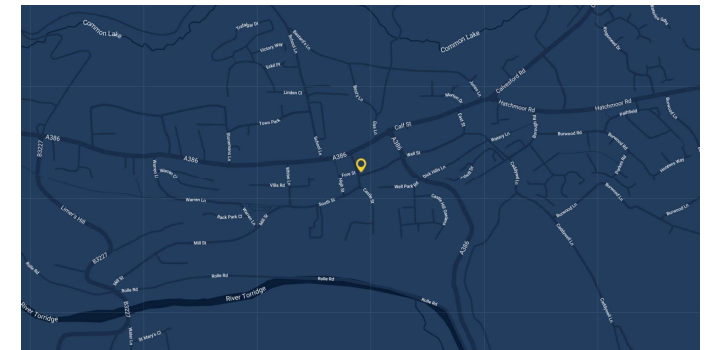
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If you are considering selling or letting your home,
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speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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