



Bond
Oxborough
Phillips

Changing Lifestyles

89 Well Street
Torrington
Devon
EX38 7BN

Offers in excess of: £210,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

89 Well Street, Torrington, Devon, EX38 7BN

- No Onward Chain
- Distant Views
- Three Bedrooms
- Short Walk to Town
- Lounge/Diner
- Investment Opportunity
- Enclosed Courtyard
- Separate Garden
- EPC: C
- Council Tax Band: B



Positioned in a sought-after neighbourhood, this charming terraced townhouse boasts three bedrooms and a range of modern amenities. The property exudes a bright and inviting atmosphere, with well-lit interiors and a clean, well-maintained finish throughout.

Entering through the threshold of the home, there is a short entrance hall which is a great space to leave those shoes and coats behind. With the stairs in front of you, walking to the left, the lounge/diner opens up into a wonderful living space giving you the important space that you will need. The living space stretches over 21 feet in length with a large window to the front permitting flows of light to stream through. We all know you can never have enough storage and the under stairs cupboard allows plenty of space for this. To the back of the lounge/diner is a beautiful fireplace perfect for those colder days and nights. The kitchen is to the rear of the home and again boasts a light and airy room with the south facing window. Here you will find plenty of cupboard and worktop space while keeping enough room for your washing machine, dish washer and fridge/freezer.

Upstairs comprises of three bedrooms, two of which are doubles and a family bathroom. The bathroom has been modernised and benefits from a P shaped bath while the sink takes advantage of storage underneath. The master bedroom sits to the back of the home and enjoys views of the distant countryside. The final two bedrooms are at the front of the home with the third bedroom being a perfect space for a home office.

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Outside there is an initial enclosed courtyard allowing room for pets to be let out, a space for garden furniture or somewhere to fill with beautiful potted plants. Outside of the courtyard gate, the property comes with a stone shed with electric going into however, it would need to be wired in. The additional detached garden is laid to lawn with plenty of space to utilise. For me this would be a great space to take in the best of the Devon sun, create raised beds for your flowers and produce or indulge in some alfresco dining with friends and family. From the detached garden, there will be a pedestrian path that's grants excess onto Dick Hills Lane.

It is in my experience that the feel of the home is what will make you buy it. Only by visiting this beautiful home you will know if it is "the one". I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.



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.

Agent notes:

The property does have a right of way starting at the gate from the courtyard down the where you will find the detached garden.

The vendor informs us that the main property is thought to be constructed of stone under a slate tile roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Gas combi boiler.

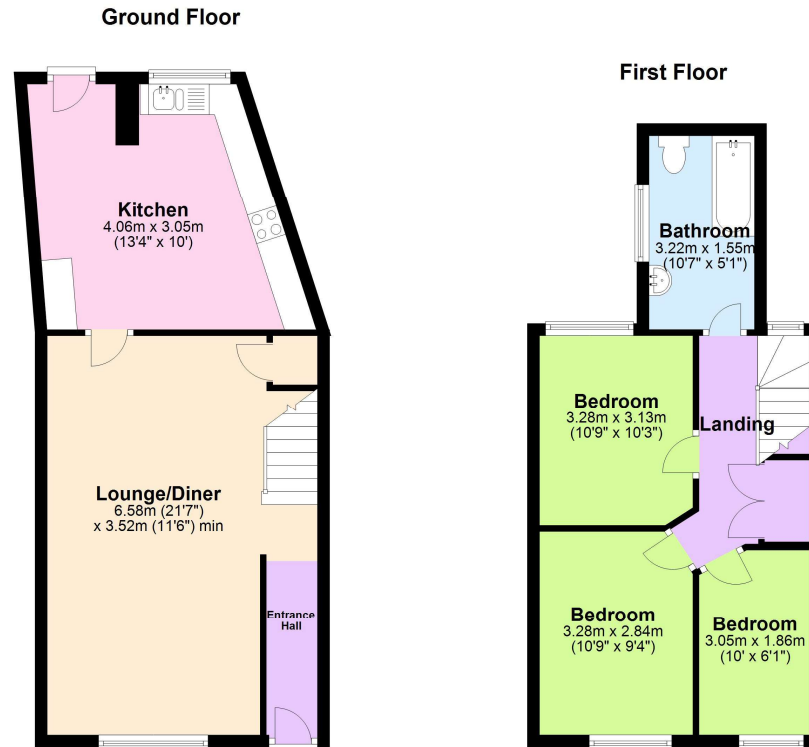
Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Superfast available up to 80mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

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Total area: approx. 81.0 sq. metres (871.9 sq. feet)

BOND OXBOROUGH PHILLIPS - Purely for illustration
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Torrington Square take the Well Street exit and at the junction with New Road, continue straight across where No. 89 will be found a short way along on the right 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 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.