

3 Eskil Place  
Torrington  
Devon  
EX38 7AP

**Offers in excess of: £400,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



- Detached bungalow
- Three bedrooms
- Plot approaching 1/4 acre
- Open plan Kitchen / living space
- Ensuite to master bedroom
- Log burning stove
- Beautiful gardens
- Ample off road parking.
- EPC: TBC
- Council Tax Band: D



Space and style personified in one of Great Torrington's premier bungalow positions. This sophisticated home has been lovingly improved and upgraded by the present owners during their tenure to make it the fantastic bungalow you see today. Often bungalows in town come with a certain degree of work required to bring them up to a modern standard and don't always come with a great deal of outside space. This beautiful bungalow bucks that trend and then some. Sitting on approximately 1/4 acre plot of well-manicured gardens offering an array of colour as well as its own fruit cages and vegetable patches there is a little of something for everyone. That coupled with a large driveway providing off road parking for several cars secured by a gated entrance there's nothing not to like.



The bungalow itself is the perfect blend of modern contemporary living whilst still offering that homely feel of a character property. The prime example of this is the open plan living, kitchen, dining room, a truly wonderful space for entertaining friends and family alike. The kitchen has been re-fitted to a modern farmhouse style with curved edged carbonites and a slate style worktop that flows seamlessly into the living space. This is a particularly homely area of the bungalow complete with a feature fireplace and log burning stove. The three bedrooms all support double beds comfortably, the master of which also offers an ensuite shower room. Both this and the family bathroom at the other end of the bungalow have enjoyed recent upgrades.

## Changing Lifestyles



Like most of Great Torrington the property is 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 VENDOR INFORMS US THAT THE PROPERTY IS OF BLOCK AND RENDER CONSTRUCTION UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAYBE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY GAS FIRED CENTRAL AND WATER HEATING, THERE IS A LOG BURNING STOVE IN THE LIVING ROOM. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED.*

*BROADBAND: SUPERFAST SPEEDS ARE AVAILABLE UP TO 72MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER)*

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



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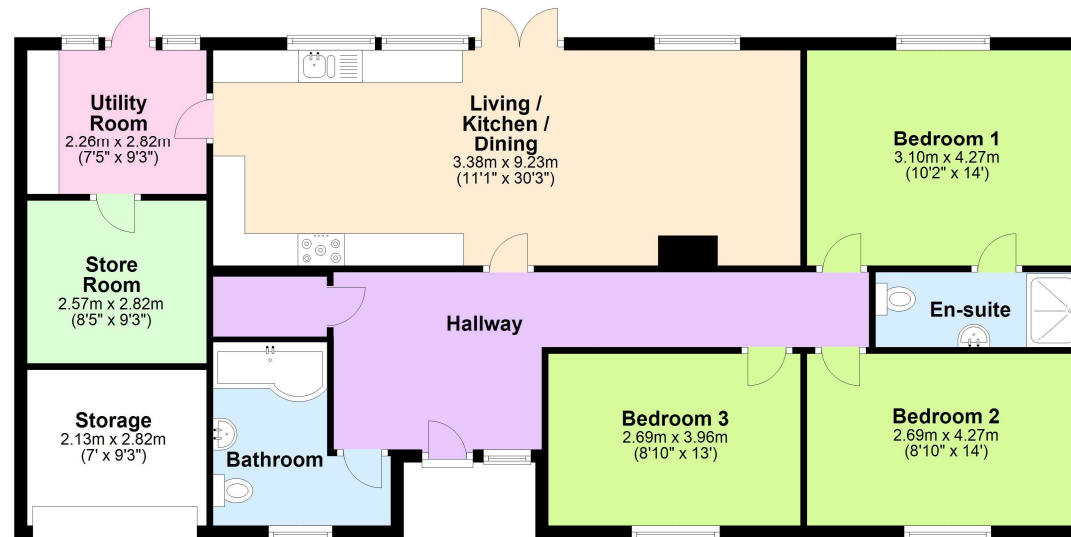
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### Ground Floor



Total area: approx. 118.3 sq. metres (1273.0 sq. feet)

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

### Directions

From our office on Well Street, proceed away from the square and at the junction turn left. At the roundabout turn left onto New Street and after a short distance, opposite the church, turn right onto School Lane and take the second left hand turning into Linden Close. Follow around to the right, passing "Dartington Crystal" on your left hand, taking the next right hand turn into Eskil Place. Number three is located on your left hand side accessed by wooden gates.

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...

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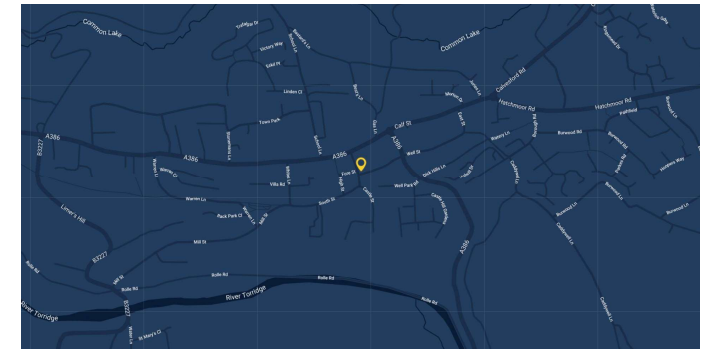
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