



Bond
Oxborough
Phillips

Changing Lifestyles

14 Potacre Street
Torrington
Devon
EX38 8BH

Asking Price: £170,000



Changing Lifestyles

01805 624 426
torrington@boproperty.com

14 Potacre Street, Torrington, Devon, EX38 8BH



- No Onward Chain
- Town Centre Location
- Three Bedrooms
- Separate Utility Room
- Courtyard Garden
- Two Bathrooms
- EPC: D
- Council Tax Band: A



A hidden gem situated on one of Torrington's desirable roads, nestled amongst the stunning period properties of Potacre Street sits Number 14, standing proudly on its generous plot. You will notice this beautiful home surrounded by traditional cottages. Of traditional construction and under a slate roof with rendered and colour washed elevations, number 14 has a lot more to offer inside.

The accommodation comprises a spacious dining room, flowing through to the living room. With an impressive connecting conservatory to the entrance hall.



From the living room you are led to the kitchen with work surfaces & fitted wooden units with an open outlook to the rear garden. On the First Floor are three double bedrooms. Both bedrooms one & three are fitted with built-in storage cupboards. On offer is two family bathrooms, one being on the ground floor & second being in bedroom one. 14 Potacre Street offers many original features including stunning stone fire places & classic wooden beams.

You can't get any closer to the heart of town than here rendering this a fantastic buy if you need to be close to all the amenities. Having recently enjoyed a decorative freshen up, the lucky new owners can just move in and start to enjoy life here in Torrington. Yes, parking is a premium in town but for the cost of only APPROX £1.20 a day you can purchase a permit from Torrington District Council which will allow use of the two pay and display car parks only a short walk away.

Like most of Great Torrington the cottage 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.

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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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Total area: approx. 104.1 sq. metres (1120.8 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	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	57
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

From our office by foot, turn right out of the door and follow round to the right passing Nationwide and Sandfords bakery. The property will be found further down 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.