



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

12 Morton Drive  
Torrington  
Devon  
EX38 7AS

**Asking Price: £280,000**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

12 Morton Drive, Torrington, Devon, EX38 7AS



- No onward chain
- Three bedrooms
- Ensuite to master bedroom
- Downstairs cloakroom
- Kitchen with fitted oven and hob
- Off road parking
- Enclosed rear garden
- Garage
- EPC: TBC
- Council Tax Band: C



Consider all your boxes ticked! Have you been searching for a low maintenance family home with rear peeping country side views, yet 5 minute walk from the thriving town centre of Torrington .

When entering this charming property the feel of spacious living really does hit you with the large entrance hall flooded with natural light flowing through the ground floor. The Kitchen & Dining room being perfectly balanced with the rest of the home, most perfect for hosting friends and family. Through to the large French doors leads you to the fantastic garden which offers a mainly laid lawn garden with the luxury of low a maintenance gravelled area- perfect for those alfresco dining evenings.



12 Morton Drive itself has 3 large double Bedrooms – large side aspect Lounge with stunning rear elevation views across to the back garden & fields beyond. Also offered on the same floor is a handy cloakroom.

The home enjoys off road parking with a driveway leading to a garage which has lighting and power. Location is a massive plus with this property being just a 5 minute walk from Torrington Town Centre yet surrounded by open fields. Another fantastic benefit is that you are only a 15-minute walk from the popular Tarka Trail which runs in and out of Torrington. Walking or cycling, you can experience the best this beautiful area has to offer.

Torrington Commons is 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. You'll have plenty of time left to explore the fantastic location of Torrington and the local area.

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## Changing Lifestyles



### 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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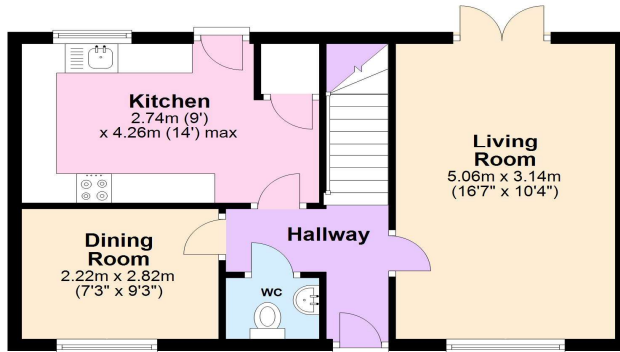
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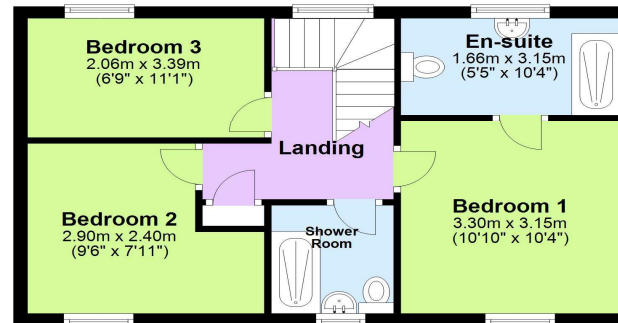
## Floor Plan



Ground Floor



First Floor



Total area: approx. 86.0 sq. metres (925.5 sq. feet)

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

## Directions

From Torrington Square, take the Well Street exit and at the junction turn left. At the mini roundabout, with the Fire Station in front of you, turn right onto Calf Street. Take the 1st left into Morton Drive. Follow the road around to your right where the property will be situated on your left hand side with a numberplate 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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