



Bond
Oxborough
Phillips

Changing Lifestyles

99 New Street
Torrington
Devon
EX38 8BU

Auction Price: £145,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

99 New Street, Torrington, Devon, EX38 8BU

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Offered with no onward chain
- Separate reception rooms
- Three bedrooms plus dressing room
- Four piece ground floor bathroom
- Enclosed lawn and decked garden
- Outdoor store and barn
- EPC: D
- Council Tax Band: A



Presenting this charming period terraced house, situated in a sought-after location. This delightful property boasts three well-appointed bedrooms, perfect for a growing family or those seeking additional space.

Entering into the property you very quickly start to realise just how much space this home has. The living room, which is positioned at the front of the home is bright and airy whilst boasting an open connection to the dining room which is just behind creating a great flow within. The living room has a beautiful feature stone wall which previously housed an electric fireplace however, now could be the new home of a cosy wood burner. Within the dining room, there are plenty of features that are now utilized for their storage spaces and bring a sense of character within the home. Whether you like a separate dining room or maybe a second living space, you will have plenty of room here. The kitchen is towards the rear of the property and looks out over the initial courtyard of the garden. The kitchen does have a range of cupboard space but is looking for someone to come and make this their own. The bathroom is downstairs and at the back part of the home and takes advantage of having both a separate shower and bath within.

Upstairs comprises of three double bedrooms and a fourth room that could work with a multitude of uses. I know lots of us need a home office now and this fourth room allows a perfect space for this. Alternatively, this room could be used as a dressing room for the bedroom, crafts room or playroom.

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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.

Outside and into the rear garden, there is an initial courtyard that does then lead you to the garden and stone shed outbuilding. The outbuilding benefits from electricity running to it allowing you to create a small workshop and outside storage space. The main garden itself is south facing allowing you to sit and enjoy the best of the Devon sun. Half the garden is laid to lawn with the rest being wooden decking. Please note the decking is in need of repair and caution should be taken when walking on it.

The home is just a stone's throw away from the beautiful Torrington commons and valley with the river Torridge sat below. The some 365 acres of countryside allows for miles of scenic walks with access to the locally renowned Tarka trail, a 180 mile footpath / cycle way - mainly built on the bed of the disused Tarka line 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 are only a few minutes' walk from being right in the town square where you will find all that Torrington has to offer. A local butchers, green grocers, bakery, supermarket, take away's, The Plough Arts Centre and of course the Pannier Market.

Agents Notes:

The vendor has informed me that the loft space within the property is boarded.

The property does contain rights out way through the garden for the neighbouring property as well of having a right of way itself.

The vendor has informed us that the property is thought to be constructed of stone under a slate tiled roof. We suspect the roof above the bathroom could contain asbestos. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Combi boiler.

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

Broadband coverage: Super-fast available 80mbps
(information taken from Ofcom checker)

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

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Total area: approx. 102.4 sq. metres (1102.2 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		82
(69-80) C		
(55-68) D	59	
(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 town centre, proceed along South Street and into Whites Lane, at the T-Junction turn left into New Street and continue for a short distance where the property will be found on the left hand side with number plate and a For Sale board 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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