



Bond
Oxborough
Phillips

Changing Lifestyles

81 Well Street
Torrington
Devon
EX38 7BN

Guide Price: £145,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

81 Well Street, Torrington, Devon, EX38 7BN

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- No Onward Chain
- Three Bedrooms
- South Facing Garden
- Distant Views
- Double Fronted
- Short Walk into Town
- Generous Size Enclosed Garden
- Partially Redecorated
- EPC: D
- Council Tax Band: B



Located in the picturesque market town of Great Torrington, this charming end-of-terrace house offers a perfect blend of convenience and comfort. Boasting three spacious bedrooms, this cosy property is well-lit throughout, creating a warm and inviting atmosphere. The highlight of this home is its beautiful garden, providing a tranquil outdoor space perfect for relaxing or entertaining guests.

The home has benefitted from new decoration both upstairs and in the dining room downstairs making for each space feel bright and airy. Stepping into the home, you are greeted by an inner porch that then gives access into the lounge. The lounge is a good size and takes advantage of dual aspect windows whilst oozing character from floor to ceiling. Both the lounge and dining room feature beautiful fireplaces that are no longer in use however were used when the vendors first brought the property. These could be reinstated again should you carry out the correct works to create a snug and comfortable living space. To the rear of the property is the kitchen boasting plenty of cupboard space, enjoying a butler sink that overlooks the rear garden and the distant countryside views. Upstairs comprises of three bedrooms and a bathroom. The third bedroom that's to the rear of the home really takes in the view of the countryside.

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The rear garden is where this home really shines. If outside space is important to you then don't miss out here. Not only is this garden attached, its south facing, fully enclosed and benefits from multiple sheds. The stone shed is just outside the back door and is a great space for any additional white goods such as your washing machine or tumble dryer. The garden is mainly laid to lawn with a small stone paved section by the back door. For the green fingered amongst you, you'll notice the reminiscence of two old raised beds, perfect for your gardening needs. The garden offers plenty of room for the kids to play, host friends and family with a little alfresco dining or just a sanctuary for you to enjoy the best of the Devon sun.

Agent Notes: The vendor has informed us there is a flying freehold within the property which is believed to be in the dining room.

The vendor informs us that the main property is thought to be constructed of stone under a tiled 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)



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.

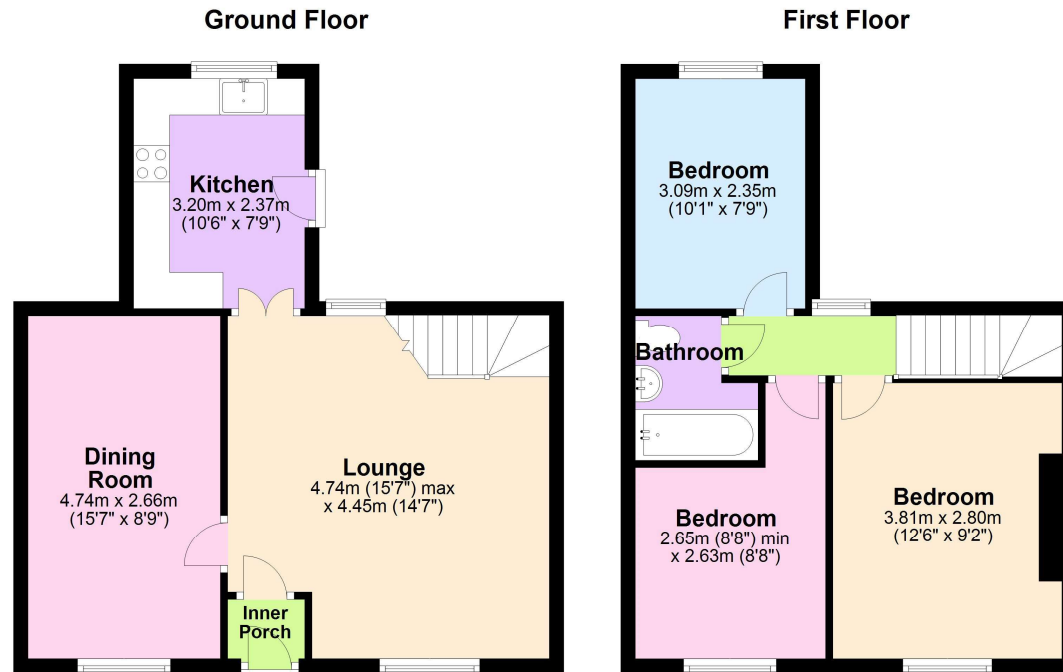
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01805 624 426

For more information or to arrange an accompanied viewing on this property.

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BOND OXBOROUGH PHILLIPS
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 Square take the Well Street exit and at the junction with New Road, continue straight across where No. 81 will be found a short way along on the right hand side with 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 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.