



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

73 Calf Street  
Torrington  
Devon  
EX38 7BH

**Guide Price: £205,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

73 Calf Street, Torrington, Devon, EX38 7BH

- Three Bedrooms
- Large Kitchen
- Lounge/Diner
- Enclosed Garden
- Short Walk to Town
- Investment Opportunity
- EPC: TBC
- Council Tax Band: A



**A stunning three-bedroom terraced home located in the heart of Torrington, this beautiful property exudes a warm and homely atmosphere, making it the perfect place to call home!**

**The home boasts a spacious garden, which is south-facing and ideal for relaxing or entertaining guests whilst remaining easy maintenance yet still providing lots of room for pots, planters and maybe even a greenhouse!**

**The interior of the property is bright and welcoming, with large windows allowing plenty of natural light to flood in. The open-plan living and dining area is airy and spacious, perfect for bringing the family together. The door leading into the kitchen is a stable door adding to the features of the property. The kitchen is a very generous space and is equipped with all the necessary appliances for convenient everyday living with space for a fridge, freezer, washing machine and a dishwasher – you will never be short of cupboard space here! The breakfast bar to rear of the room is a perfect addition dining space. A back door will lead you to the rear garden, this combining with the window gives you the flexibility of keeping a watchful eye on children and pets.**

**Upstairs, you will find the family bathroom and three well-appointed bedrooms, each offering ample space for a double bed in each. The landing benefits from addition storage space which will always come in handy. The bedroom to the rear is particularly spacious and benefits from a distant views of the countryside.**

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## Changing Lifestyles



**With its convenient location, charming features, and modern amenities, this property is sure to impress. Don't miss out on the opportunity to make this house your new home.**

**Great Torrington is a beautiful market town located on the top of a hill surrounded by 365 acres of commons 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.**

### **Agent Notes:**

**The rear garden does have a right of way from the property to the right for external access.**

**The vendor informs us that the property is thought to be constructed of Stone and block under a slate tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.**

**Heating: Gas boiler**

**Mains water (Emersion) - 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

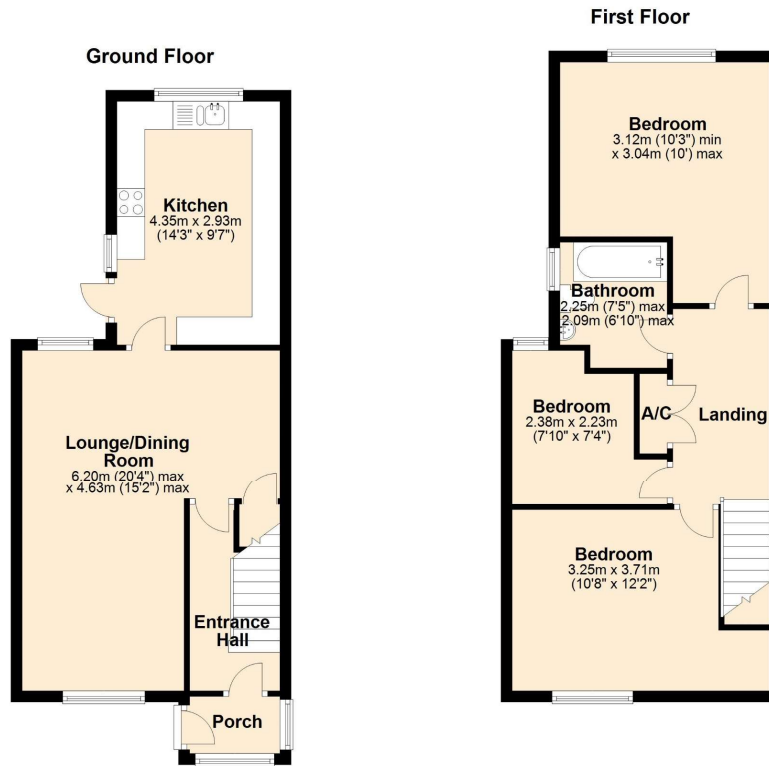
**01805 624 426**

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



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BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## Directions

From the office by foot or car, continue down Well Street to the A386 turning left towards the petrol station (clearly visible). At the roundabout turn right taking the second exit into Calf Street where the property can be found a couple of hundred yards down on the right with a number plate 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.