



Bond
Oxborough
Phillips

Changing Lifestyles

19 Holwill Drive
Torrington
Devon
EX38 7LQ

Offers in excess of: £210,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

19 Holwill Drive, Torrington, Devon, EX38 7LQ

- Detached Home
- Two Bedrooms
- Distant Views
- Redecorated Throughout
- Kitchen/Diner
- Communal Parking
- EPC: D
- Council Tax Band: B



Nestled in the picturesque town of Great Torrington, this charming detached house offers a peaceful and homely retreat. Boasting two well-appointed bedrooms, this property is ideal for small families, couples or first time buyers looking for a comfortable living space. The interior is bright and airy, creating a welcoming atmosphere for residents and guests alike. The property has been meticulously maintained, ensuring that it is in excellent condition throughout.

Upon stepping through the threshold of the home, there is a perfect little entrance hall proving space for your shoes, coats and even a little side table. You then continue into the living room that opens up into a wonderful space with south facing views out of the front window along with bundles of natural light. Every room has been redecorated along with new carpets and the lounge is definitely one of the most noticeable now with its neutral colours and airy flow. The kitchen again has had a massive make over with new kitchen units fitted within the last year. The vendor has made sure there is plenty of cupboard and worktop space along with under counter room for your washing machine and dishwasher. As seen with the vendor's current arrangement, there is also plenty of room in here for a small dining room table.

Upstairs comprises of two double bedrooms and the shower room. Both bedrooms have again be completely redecorated along with new carpets allowing you to move in without having to worry about doing too much work. The shower room is definitely the most improved, gone is the old peach bathroom and you now get to enjoy a modern space with built in units below the sink.

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Outside, the property features a lovely garden, perfect for relaxing or entertaining with some alfresco dining whilst enjoying the best the Devon sun has to offer. The rear garden is raised and mainly laid to lawn with slabs situated to the very rear, which for me is a huge plus. This is because it allows you to chase the sun, even in the winter months when the sun is sitting a little lower.

Resident parking is also available, providing convenience and peace of mind for homeowners.

Don't miss out on the opportunity to make this delightful house your new home. Contact us today to arrange a viewing.

The home is located in a stunning part of town and is just a short walk away from all the amenities Great Torrington has to offer. A bustling and pretty little town, Torrington offers everything from a local butchers, green grocers, bakery, supermarket, take away's, the Pannier Market and the some 365 acres of countryside allowing 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.

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

Heating: Electric heating with emersion hot water.

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.

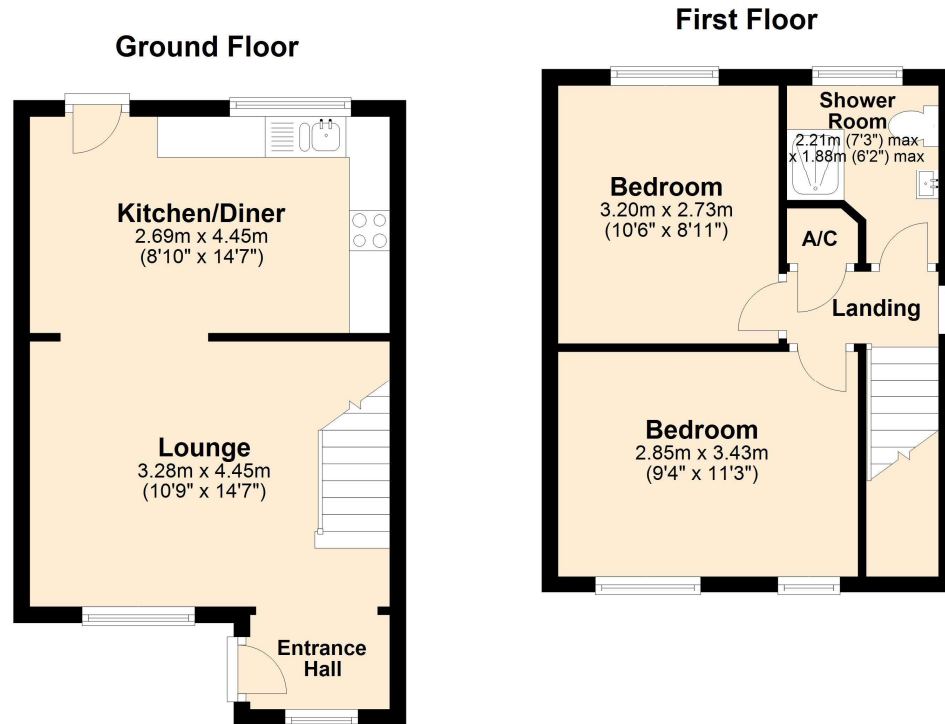


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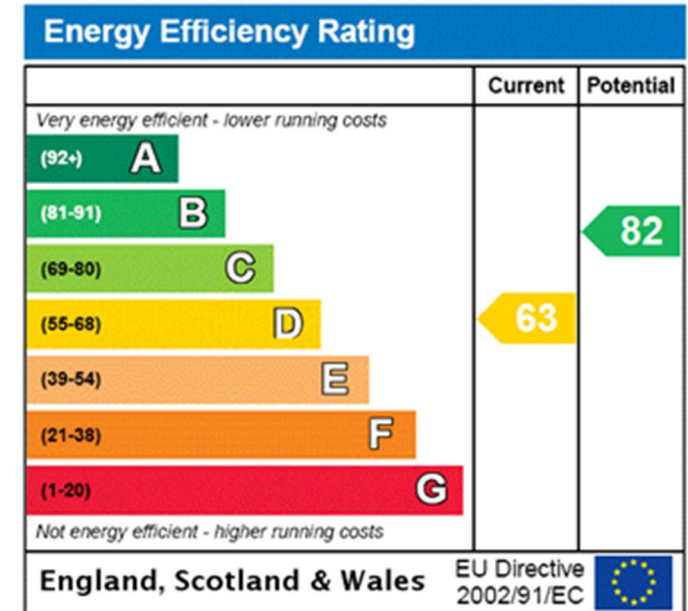
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Floorplan



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Plan produced using PlanUp.



Directions

From Torrington Square take the Well Street exit and at the road junction turn left. At the mini roundabout with the Fire Station directly in front of you, turn right and proceed to the next roundabout whereupon take the B3227 signposted South Molton. Turn right into Borough Road and proceed to the bottom taking the right hand turning into Holwill Drive, follow the road up and around and take the first right where the property will be found on your right hand side with a number plate and Fore 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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