



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

34 Mill Street  
Torrington  
Devon  
EX38 8AN

**Starting Price: £100,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



34 Mill Street, Torrington, Devon, EX38 8AN

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- NO ONWARD CHAIN
- Investment Opportunity
- Three Bedrooms
- Two Reception Rooms
- Four Piece Bathroom
- Courtyard and Detached Garden
- Close to Town
- EPC: D
- Council Tax Band: A



**This charming terraced home presents a wonderful opportunity to own a comfortable and conveniently located home in a sought-after area. Boasting three bedrooms, this property offers ample space for a growing family or those looking to put their own stamp on the property. With its spacious layout, this property is ideal for those seeking a blend of comfort and practicality.**

**The property does have a right of way past the next doors property, leading to the front courtyard garden and entrance via the front door. When entering the property, you then realise how much space you actually have here and the potential to turn this into your beautiful home. With the front of the property being south facing, this creates a bright and airy living room with a slight distant view between the homes of Mill Street. The dining room is again a great size and flows off from the kitchen at the rear. The kitchen boast plenty of cupboard and worktop space with access out to the courtyard. Upstairs comprises of three bedrooms, two of which are double, two of which benefit from the distant views and the family four piece bathroom.**

**Outside you do benefit from an enclosed private courtyard with access to an outside shed. This is a perfect additional storage space that does also houses the boiler. Yes, the garden is detached from the property – accessed from a right of way, up steps and along a footpath but once there, WOW! Its offers a relatively secluded haven currently a blank canvass for those that love a bit of gardening. Being elevated from the house the garden provides some stunning views across the rolling hills of the Torridge Valley with the village of Taddipport nestled below.**

**Don't miss out on the chance to make this delightful house your new home. Contact us today to arrange a viewing and secure your place in this thriving community.**

**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.**

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This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### Agents Notes:

The property does have two rights of way across neighbouring properties. Please be aware the home requires a good deal of investment. We believe there is no felt covering below the roof tiles

The vendor informs us that the 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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## Floorplan & EPC



BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

On foot from Torrington Square proceed up the hill along South Street passing the Co-op and the public car park on your left hand side. At the top as the road bears right into Whites Lane, continue straight on and down the hill into Mill Street where No 34 will be found on your right hand side. Alternatively, by car from Torrington take the A386 (New Street) towards Bideford and upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Follow the road through the bends and before Taddipport Bridge, take the left hand turning into Mill Street where No 34 will be found on the left hand side.

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.

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