



Bond
Oxborough
Phillips

Changing Lifestyles

24 Holwill Drive
Torrington
Devon
EX38 7LQ

Guide Price: £195,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

24 Holwill Drive, Torrington, Devon, EX38 7LQ

- No Onward Chain
- Two Bedrooms
- Kitchen/Diner
- Communal Parking
- Enclosed Garden
- Close Proximity to Schools
- EPC: E
- Council Tax Band: A



A charming and practical home located in a quiet, tucked away cul-de-sac of Holwill drive. Whether you are a first time buyer looking for your first home, an investment buyer or maybe just looking to downsize as you just don't need the space anymore, I bet you won't be disappointed with this one.

The home itself is light, airy and spacious and this is something you feel as soon as you walk into the home. You enter the property, passing through a small porch area, and into the lounge. The kitchen sits to the rear of the home and has a large arch connecting to the living room. This works perfectly alongside the front/rear windows and patio door to allow floods of natural light to flow in. Upstairs comprises of two double bedrooms and family bathroom. The master bedroom sits to the front and benefits from multiple storage cupboards.

Entering the garden through the back door of the kitchen you initially step down onto a stone slabbed patio. This is a great space to step up your garden furniture, partake in some alfresco dining and host both family and friends. The rest of the garden is mainly laid to laid, a great space to relax or for the little ones to play.

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

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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.

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)

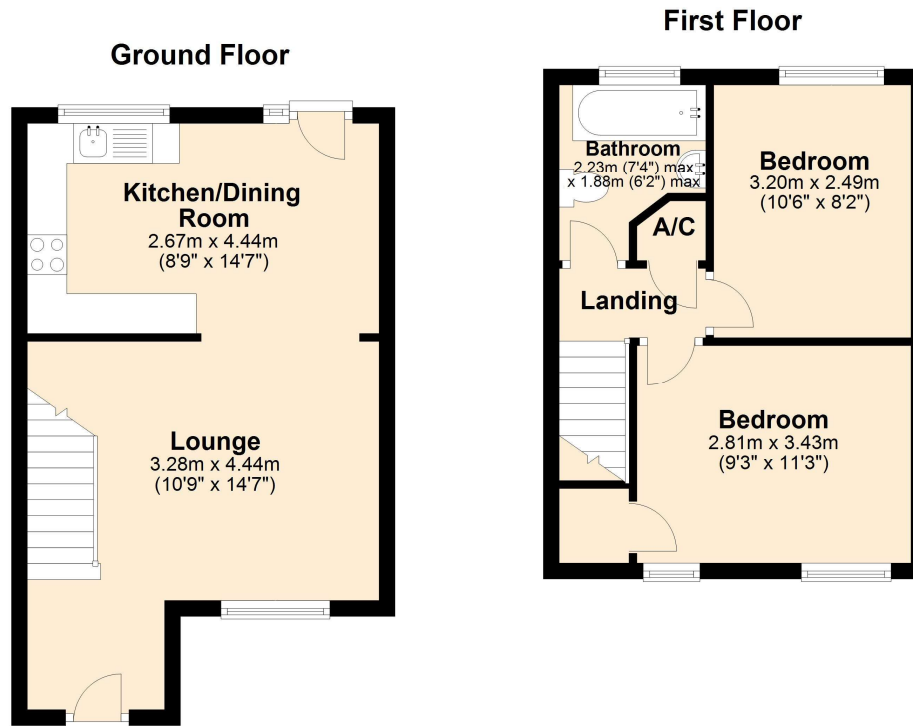
Mobile phone coverage: Available onsite (see Ofcom checker for further information)

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Floorplan



BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	51	
(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 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 straight ahead of you with a number plate and 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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