



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Hodges Walk  
Torrington  
Devon  
EX38 7NP

**Asking Price: £170,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



## 4 Hodges Walk, Torrington, Devon, EX38 7NP

- Two bedroom home
- Ideal starter home / investment
- Double glazing
- Gas to radiator heating
- Front and enclosed rear garden
- Allocated parking
- EPC: C
- Council Tax Band: A



Welcome to this charming and modern terraced house, boasting two bedrooms and a range of desirable features. This property offers a convenient and accessible living experience, ideal for those seeking a comfortable and contemporary home. The house is bright and welcoming, creating a cosy atmosphere that you will love coming back to.

Step into the enclosed rear garden, perfect for relaxing or entertaining guests, and the benefit and convenience of allocated parking behind. Whether you are looking for a starter home, downsizing, or seeking an investment property, this house ticks all the boxes. Don't miss the opportunity to make this modern and affordable property your own. Contact us today to arrange a viewing and experience the charm of this delightful home.



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*THE VENDOR INFORMS US THAT THE PROPERTY IS THOUGHT TO BE CONSTRUCTED OF BRICK UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS.*

*HEATING: GAS TO RADIATOR HEATING WITH EMERSION HOT WATER.*

*MAINS WATER - MAINS ELECTRIC - MAINS DRAINAGE - LANDLINE TELEPHONE.*

*BROADBAND COVERAGE: ULTRA FAST AVAILABLE UP TO 300MBPS (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**

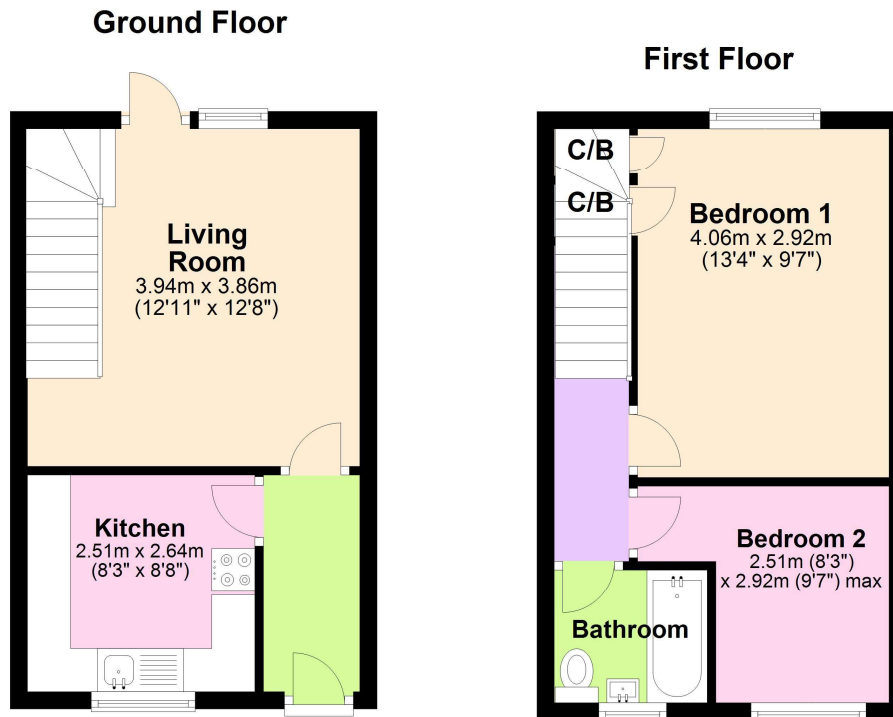
For more information or to arrange an accompanied viewing on this property.



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BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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

From the 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 signposted Barnstaple/South Molton. Proceed until the next roundabout whereupon take the second exit onto the B3227 signposted South Molton and turn right into Borough Road. Take the first left into Burwood Road and approximately half way along, turn right into Parkes Road. The walkway approach to Hodges Walk will be found a short way along on the right hand side with the property situated on the right after a very short walk with for sale sign 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.