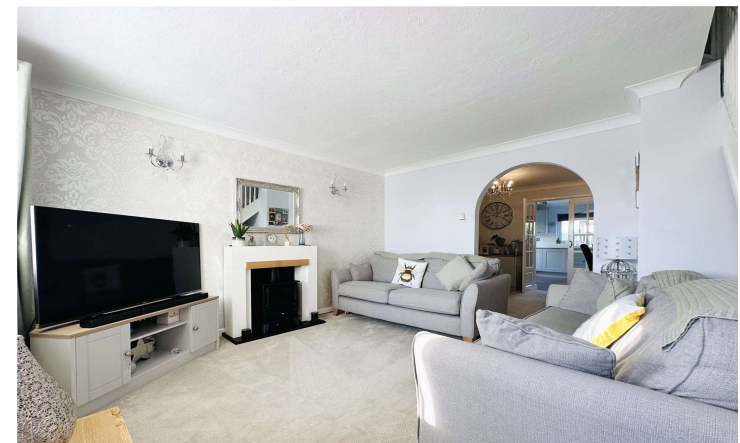
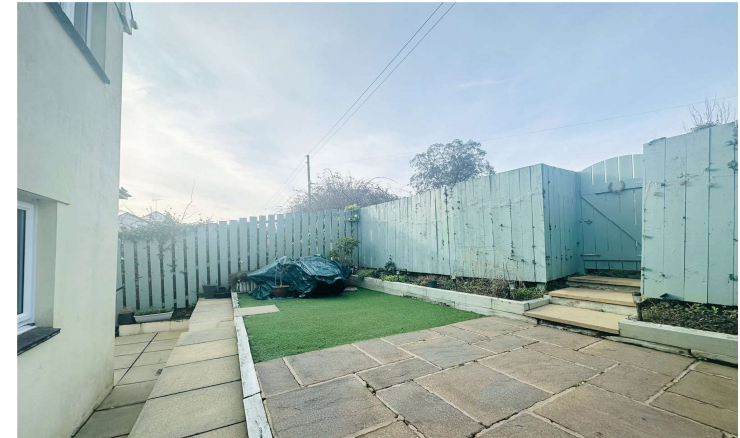


3 Holwill Drive
Torrington
Devon
EX38 7LQ

OIEO £275,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



Agent Notes:

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

Heating & Hot Water : Gas 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)





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What a truly exceptional hidden gem! Tucked away in the peaceful development of Holwill Drive, this property offers the perfect blend of comfort, style, and convenience. Upon visiting No. 3 Holwill Drive in person, I was immediately struck by the impeccable standard of the home. The current owner has poured time, care, and attention into creating a wonderful family haven, having recently redecorated every room to perfection.

Holwill Drive presents thoughtfully designed accommodation, featuring a delightful rear garden and off-road parking & Garage. Inside, you'll find two generously sized double bedrooms, a single bedroom at the rear, and a well-equipped family bathroom & Separate shower room. The ground floor boasts a front-facing living room with expansive views, offering a light and airy feel. Notably, the property has been thoughtfully extended, greatly enhancing its size and functionality. The extension has brought a sleek, high-end kitchen and a separate dining room, creating the ideal space for family gatherings and entertaining.

Step outside to the rear garden, where you'll find a low maintenance garden space with a mix of patio and artificial grass, perfect for alfresco dining and enjoying the outdoors with loved ones. The garden is fully enclosed with timber fencing and features a convenient back gate that leads to Dick Hills Lane. This is more than just a house – it's a home, filled with charm. If you're looking for a move-in ready property that combines modern living with thoughtful design, No. 3 Holwill Drive is an absolute must-see!



Number 3 is ideally located within walking distance of the town centre of Great Torrington, Torrington Commons, and both the popular primary and secondary schools. This easy-to-maintain property is perfect for a first-time homebuyer or as an investment property, and will undoubtedly appeal to the discerning purchaser. Just a 10-minute walk from Torrington Town Centre, yet surrounded by open fields, the property offers the perfect balance of convenience and tranquillity. An additional benefit is its proximity to the Tarka Trail, only a 15-minute walk away, which runs in and out of Torrington. Whether walking or cycling, you can experience the best this beautiful area has to offer.

Torrington Commons spans 365 acres of countryside, offering miles of scenic walks with access to the renowned Tarka Trail, a footpath/cycleway built on the bed of a disused railway. The gentle gradients wind along the River Torridge, extending as far north as Ilfracombe and south towards Meeth, providing plenty of opportunities to explore the fantastic location of Torrington and its surrounding area.

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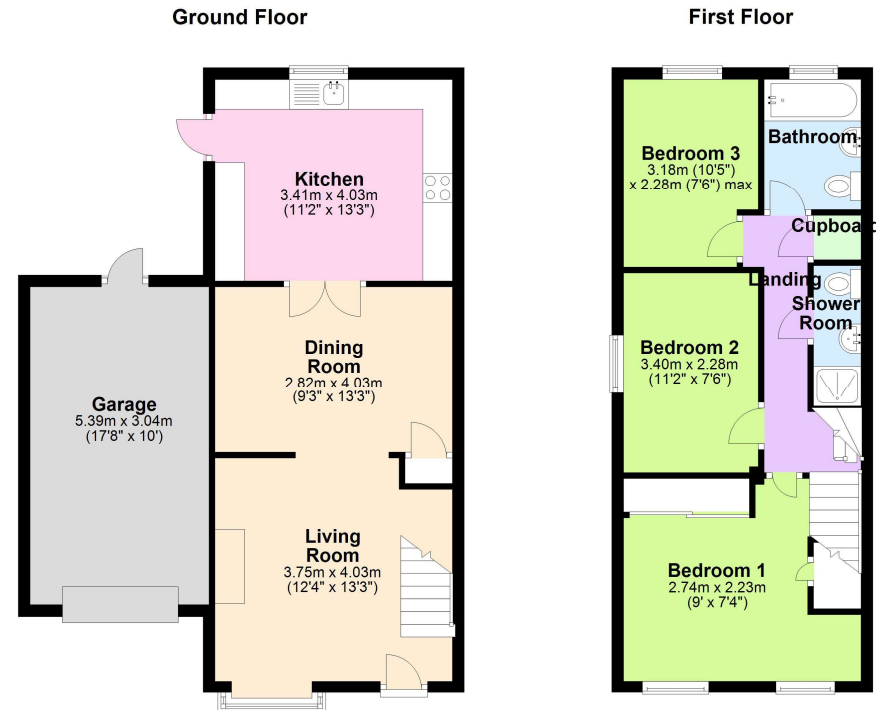


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Floor Plan



Total area: approx. 99.1 sq. metres (1066.9 sq. feet)

BOND OXBOROUGH PHILLIPS - Purely for illustration
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, where the property will be found on your right hand side 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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We are here to help you find
and buy your new home...

2 Well Street
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@bopproperty.com

Have a property to sell or let?

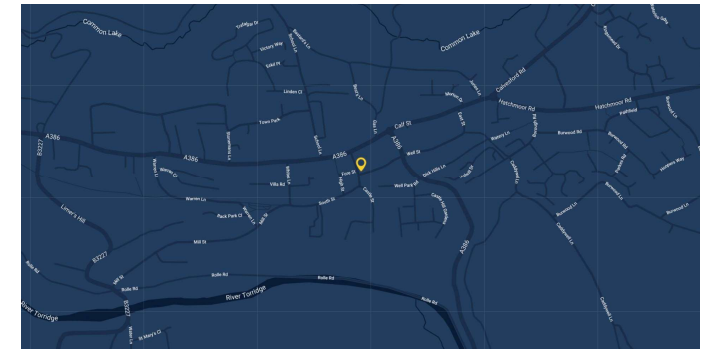
If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to
contact the team at Bond
Oxborough Phillips Sales &
Lettings on

01805 624 426

for a free conveyancing
quote and mortgage advice.

Office photo to follow
shortly



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