



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Barn Cross Bungalow  
Little Torrington  
Torrington  
Devon  
EX38 8PR

**Asking Price: £280,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

## Barn Cross Bungalow, Little Torrington, Torrington, Devon, EX38 8PR

- Good sized two bedroom detached bungalow
- Extended
- Large plot of around 1/3 acre
- Lovely countryside views
- In need of modernisation
- Large single garage
- No onward chain
- EPC: TBC
- Council Tax Band: C



**This modern detached bungalow on the edge of a charming village offers a perfect blend of convenience and location. Boasting two generously sized bedrooms, this property is ideal for a small family or those seeking a countryside retreat. The bungalow is accessible and affordable, with a bright and spacious interior that is flooded with natural light. Enjoy the scenic views from the well-manicured garden, perfect for relaxing or entertaining guests. Resident parking and a garage provide ample space for vehicles and storage. This property is a rare find, offering a comfortable and inviting living space in a desirable location. Don't miss out on the opportunity to make this bungalow your new home. Contact us today to arrange a viewing.**

**The bungalow does require modernisation throughout but offers the perfect opportunity to make this your forever home. Yes it fronts onto the road but this in turn provides an open aspect allowing for miles of countryside views and a glimpse of Dartmoor on a clear day.**



## 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

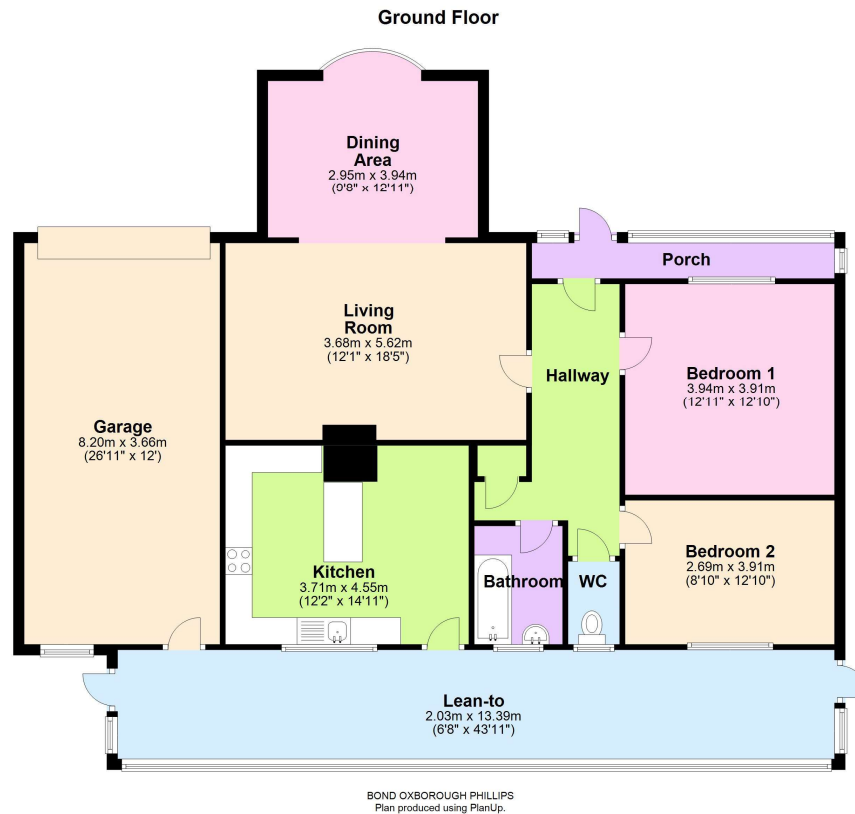
**01805 624 426**

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

*THE VENDOR INFORMS US THAT THE PROPERTY IS OF BLOCK AND RENDER CONSTRUCTION UNDER A TILED ROOF . YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL HEATING AND THE ADDITION OF AN IMMERSION HEATER. MAINS ELECTRIC AND WATER ARE CONNECTED AS WELL AS MAINS DRAINAGE.*

*BROADBAND: SUPERFAST SPEEDS AVAILABLE UP TO 80 MBPS.  
(INFORMATION TAKEN FROM OFCOM CHECKER)*

*MOBILE PHONE: COVERAGE AVAILABLE ONSITE (SEE OFCOM CHECKER FOR FURTHER INFORMATION)*



## Directions

From the centre of Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton and after approximately 2 miles at the top of the hill take the second turning left, signposted Little Torrington to where the bungalow is immediately located on your right 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.