



Bond
Oxborough
Phillips

Changing Lifestyles

1 Beech Road
Stibb Cross
Torrington
Devon
EX38 8HZ

Asking Price: £350,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

1 Beech Road, Stibb Cross, Torrington, Devon, EX38 8HZ

- No onward chain
- Four bedrooms
- Ensuite to master
- Separate reception rooms
- Downstairs cloakroom
- Enclosed rear garden
- Driveway and garage
- EPC: D
- Council Tax Band: C



Nestled in the charming village of Stibb Cross, this modern detached house offers a perfect blend of comfort and convenience. Boasting four bedrooms, this property is ideal for families seeking a spacious and inviting home. The house is well-maintained and beautifully presented, with a bright and airy feel throughout.

Upon entering, you are greeted by a welcoming atmosphere that exudes homeliness. The property features a well-appointed garden, providing a tranquil outdoor space for relaxation and entertaining. With ample parking and a garage, practicality is also a key feature of this home.



Conveniently located within easy reach of local amenities and transport links, this property offers a desirable lifestyle for its residents. Don't miss the opportunity to make this modern and inviting house your new home. Contact us today to arrange a viewing.



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Stibb Cross is handily placed and is often described as the gateway to everywhere. From here you can enjoy good road links to the market towns of Great Torrington and Bideford both within a 20 minute drive, also Exeter within an hour's drive from Stibb Cross. In the other direction is the market town of Holsworthy, close to the Cornish borders. Within a three mile drive you can find yourself enjoying the locally renowned Tarka Trail a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. There are lots to do both regionally and locally. Within just a twenty minute drive you have the Plough arts centre / theatre, Dartington Crystal and The Royal Horticultural society gardens "Rosemoor" to enjoy.



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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. MAINS ELECTRIC AND WATER ARE CONNECTED AS IS MAINS DRAINAGE.

BROADBAND: ULTRAFAST SPEEDS AVAILABLE UP TO 1800 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE AVAILABLE ONSITE IS LIKELY OUTDOORS BUT LIMITED INSIDE (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

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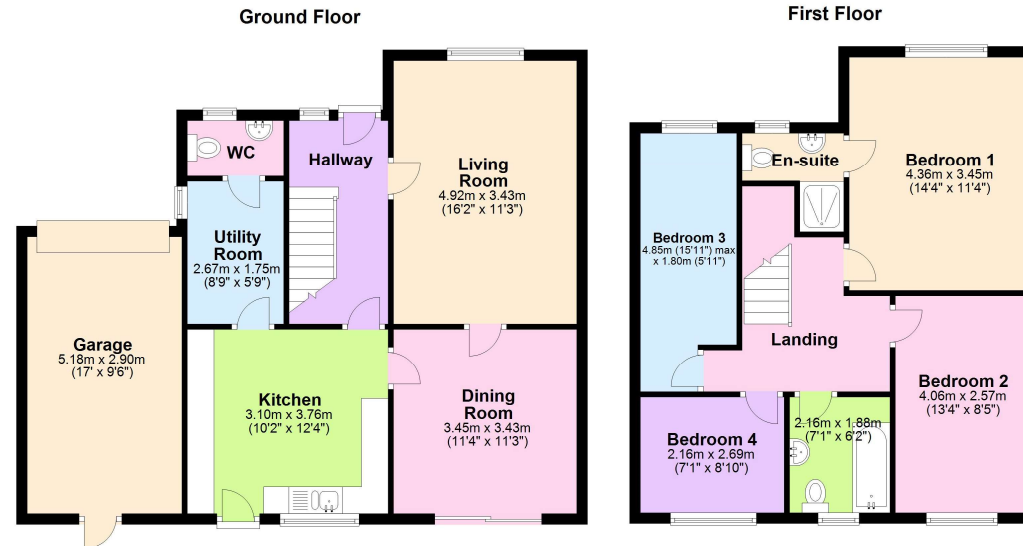
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BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Directions

From Torrington proceed along the A386 (New St) towards Bideford. Upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Continue along this road passing through the village of Langtree and upon entering Stibb Cross, take the right hand turning into Beech Road, where number 1 will be found after a short distance on your left hand side with 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
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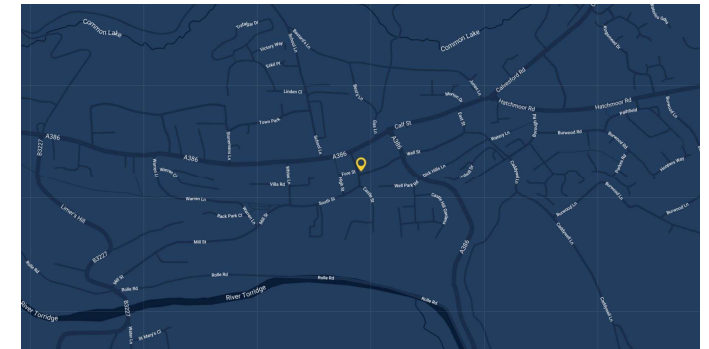
Have a property to sell or let?

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 &
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for a free conveyancing
quote and mortgage advice.



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