

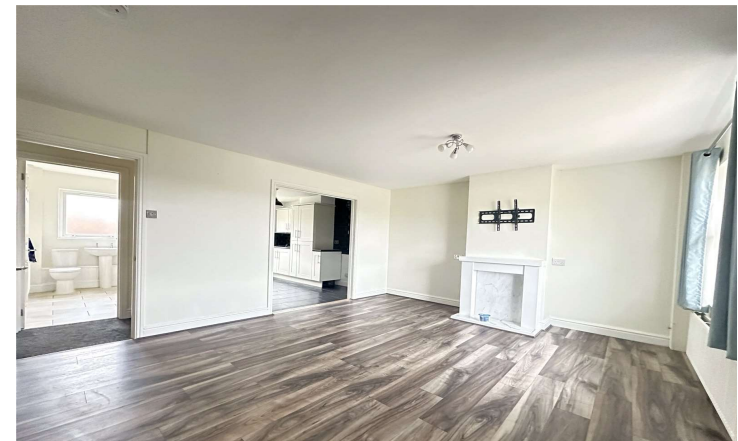


Bond
Oxborough
Phillips

Changing Lifestyles

12 Sunnyside
St. Giles
Torrington
Devon
EX38 7JH

Asking Price: £230,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



Welcome to 12 Sunny Side A well presented Two / Three-Bedroom Terraced Bungalow with Spectacular Countryside Views – Ideal for Small Families or Retirement Living

Situated in the tranquil village of St. Giles in the Wood, this beautifully presented Two / Three-bedroom terraced bungalow offers an exceptional opportunity for those seeking a peaceful rural lifestyle with outstanding views of the surrounding countryside. Perfectly suited to small families or individuals looking to downsize for retirement, this move-in-ready property combines comfort, functionality, and effortless elegance.

The property is approached via a well-maintained front garden with convenient on-road parking, providing ease of access for both residents and guests. Upon entering, the home reveals a welcoming, light-filled interior that boasts a spacious and well-thought-out layout. The generous living areas provide an ideal environment for both relaxed living and entertaining.

Accommodation comprises two well-proportioned bedrooms, complemented by a versatile third room which could serve as an additional bedroom, home office, or living space. It is important to note that this room does not feature a window. The overall design of the property prioritizes practical living, with ample storage space throughout and a thoughtfully designed kitchen that offers both functionality and style.



The exterior of the property features a low-maintenance garden, ideal for those who prefer to spend their time enjoying the surrounding natural beauty rather than attending to extensive gardening. The garden provides a peaceful setting, where one can unwind while taking in the panoramic views of the stunning countryside.

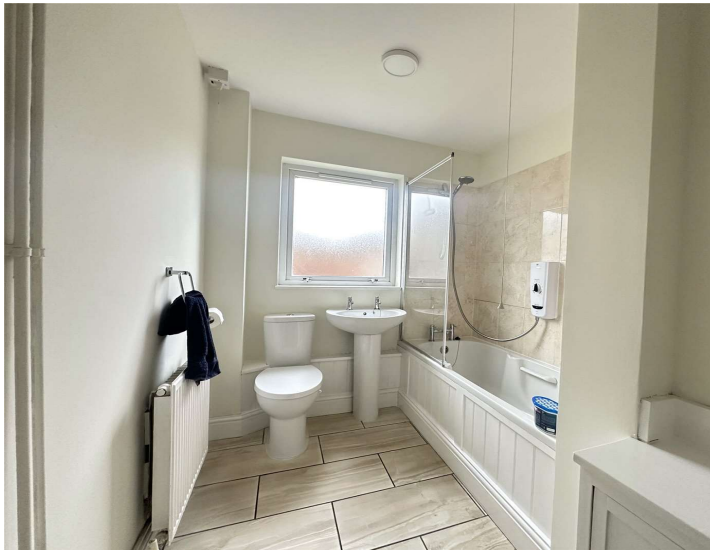
St. Giles in the Wood is a quintessential rural village that offers a serene and community-oriented atmosphere, while still providing excellent accessibility to the nearby market town of Torrington. Located just a short drive away, Torrington offers an array of local amenities, including shops, schools, medical facilities, and recreational opportunities, ensuring convenience without compromising on the quiet village lifestyle.

This bungalow represents a perfect opportunity for those seeking a low-maintenance property in a highly desirable location, whether for retirement or as a first home for a small family. The proximity to both nature and local amenities enhances its appeal, providing a rare chance to embrace a rural lifestyle without sacrificing modern conveniences.

This is an exceptional opportunity that should not be missed. For those in search of a charming, well-maintained property offering peaceful surroundings and stunning vistas, this home provides the perfect setting to live comfortably, with all the charm and beauty of the countryside on your doorstep.

12 Sunnyside, St. Giles, Torrington, Devon, EX38 7JH

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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.

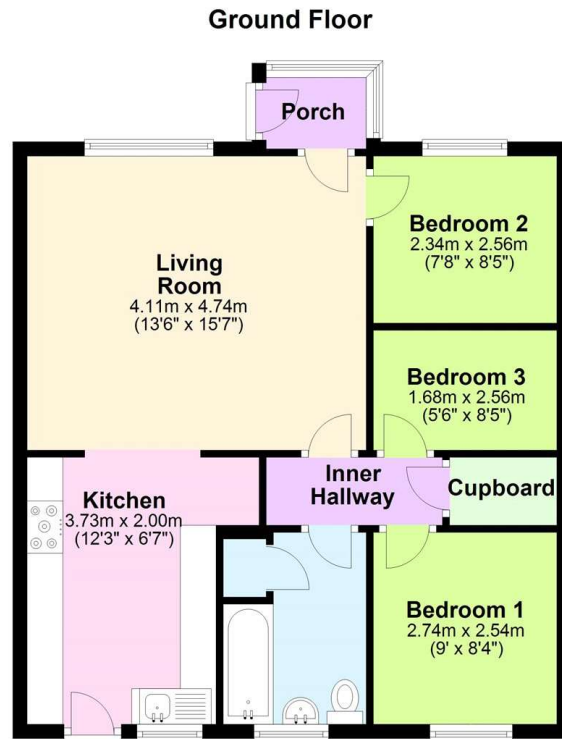


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Floorplan & EPC



BOND OXBOROUGH PHILLIPS
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Torrington take the B3227 signposted South Molton and after approximately 2.5 miles upon entering the village of High Bullen, take the right hand turning signposted St Giles in the Wood. Continue along this road and upon entering the village and continue past the Church on your right hand side and take the next turning on your right hand side into Sunnyside where the property will be found after a short distance on your right hand side with for sale sign and number plate 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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