



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Parkes Road  
Torrington  
Devon  
EX38 7NW

**Guide Price: £230,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

3 Parkes Road, Torrington, Devon, EX38 7NW

- Large Corner Plot
- Extension Potential (S.T.P.P)
- Three Bedrooms
- Lounge/Diner
- Off Road Parking
- Garage
- Enclosed Garden
- EPC: D
- Council Tax Band: B



Situated in the picturesque town of Great Torrington, this charming semi-detached home offers a perfect blend of comfort and convenience. Boasting three bedrooms, two of which are double, this property is ideal for families or those looking for extra space. The interior is bright and inviting, with large windows allowing natural light to flood in. The garden provides a peaceful retreat for outdoor relaxation, while the parking/garage offers convenience for vehicle owners.

I want to start by talking about the potential of this home. Whether you want to modernise it, extend it like many of the others on the road (subject to the relevant planning) or just utilise the plot to increase the garden, the opportunity to reinvent this wonderful property into your new family home is huge.

The home is sat back from the road buffered by your land that is laid to lawn. This allows for the feeling of privacy as you don't have people walking directly in front of your door. Upon stepping into the property, the entrance hall feels immediately spacious and you get to know what this property is all about. The lounge/diner stretches from front to back with light flowing in from the window at the front and sliding doors to the rear. The kitchen sits to the back of the property with a slight extension to the rear opening up the kitchen, providing plenty of cupboard and worktop space whilst also benefitting from a pantry in the corner. Under the worktop provides space for your white goods such as washing machine, dishwasher and potentially tumble dryer. The sink sits under the window allowing a pleasant outlook while washing up. Upstairs comprises of three bedrooms, two of which are double and the family bathroom. The master bedroom sits to the rear and enjoys distant views out over the town.

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Outside, the rear garden is a beautiful mix of patio and being laid to lawn. The initial patio, made up of stone slabs allow for a great spot to put a table and chairs and indulge in a bit of alfresco dining with your family and friends. Why stop there though as there is still plenty of room on the patio for a sun lounger and for you to sun bathe in the best of the Devon sun. The lawn is a great spot for the kids to burn off some steam and with the garden being enclosed, you don't have to worry about security, especially if you have any pets. The rear of the garden has a gate that leads directly to the garage and parking. There is also a side gate giving external access from front to back.

Don't miss out on the opportunity to make this property your own and enjoy the benefits of village living in the heart of Devon.

The home is located in a stunning part of town and is just a short walk away from all the amenities Great Torrington has to offer. A bustling and pretty little town, Torrington offers everything from a local butchers, green grocers, bakery, supermarket, take away's, the Pannier Market and the some 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a 180 mile footpath / cycle way - mainly built on the bed of the disused Tarka line where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth.

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 boiler with emersion hot water. Mains water - Mains electric - Mains drainage - Landline telephone. Broadband coverage: Ultrafast available, up to 300mbps download speed (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

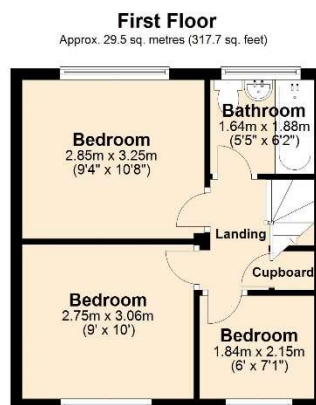
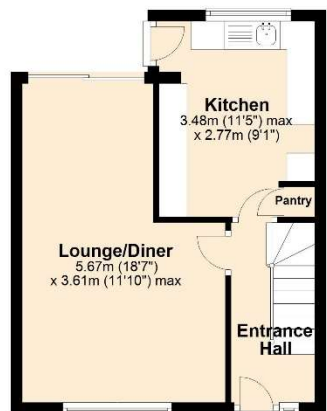
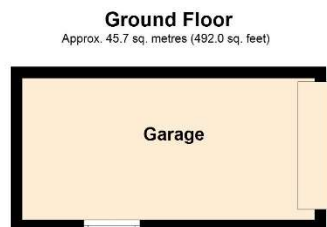
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For more information or to arrange an accompanied viewing on this property.

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Total area: approx. 75.2 sq. metres (809.8 sq. feet)

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>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 Torrington Square take the Well Street exit and at the road junction turn left. At the mini roundabout with the petrol station on the right hand side, turn right and proceed until the next roundabout whereupon take the B3227 signposted South Molton. Take the second turning on your right into Borough Road followed by your first left into Burwood Road. Follow the road for a short distance before turning left onto Parkes Road. The property will be found directly on your right hand side with a 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 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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