



Bond
Oxborough
Phillips

Changing Lifestyles

42 Mill Street
Torrington
Devon
EX38 8AN

Asking Price: £210,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com



- No Onward Chain
- Stunning Views
- Large Garden
- Three Bedrooms
- Short Walk to Town
- Separate Courtyard
- EPC: D
- Council Tax Band: C



First impressions count, but does a lasting impression count more? I really have thought about this delight a lot since my first visit. I remember the immaculate presentation, flowing living space, character features, the views, the special garden and the views! Yes, I know I mentioned them twice – but it is hard not to!



At risk of overstating the views, two of the three bedrooms enjoy this same aspect and are filled with light. Each of the bedrooms are great spaces and the bathroom is well presented too. The ground floor flows beautifully with an immaculate living/dining room, wide-opening to the kitchen – which is also of the period and well presented. The stairs lead up from here and another door leads out to the courtyard.

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The courtyard is enclosed and home to three stone built sheds and is perfect for sitting out, popping the pets out and for drying clothes. The main garden is elevated, behind this. It is accessed from a gate in the courtyard. There is a path that runs behind the two neighbouring properties and gives access to the street – which each have a right of way over for bins, bicycles, and garden materials – which is excellent as it means not having to bring those items through the home. It is worth mentioning there is no access across number 42 courtyard. This is the end, and therefore secure for pets and children. Steps lead up to the gardens, just outside the gate. The first garden on the right belongs to number 42. The neighbours' gardens are beyond this and, again, each have a right of way along the path.

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It is fair to say that the garden is a USP of this home. It is large, it has been arranged over four principal tiers. The views (yes, in know) are even better up here and keep getting better as you enter each section. The first has a level deck for dining/entertaining. The second, another sitting area and wildflower borders, then a lawn and finally up to the polytunnel. The covering on the polytunnel has been damaged in the recent “delightful” weather, but coverings can be got and installed quite easily. This type of set up is quite normal for Mill Street and others have gone to the extent of running power to large outbuildings – which enable all the creature comforts of fridges, kettles, stoves and enable themselves to remain up in the garden without need for coming up and down all the time. A haven that can keep you comfortably up there all day – should you wish to.

It is also fair to say I like it. I believe you will too, and that means others will! Genuinely, be quick. There is no onward chain and if I recall, it did not take long to sell last time – many years ago.

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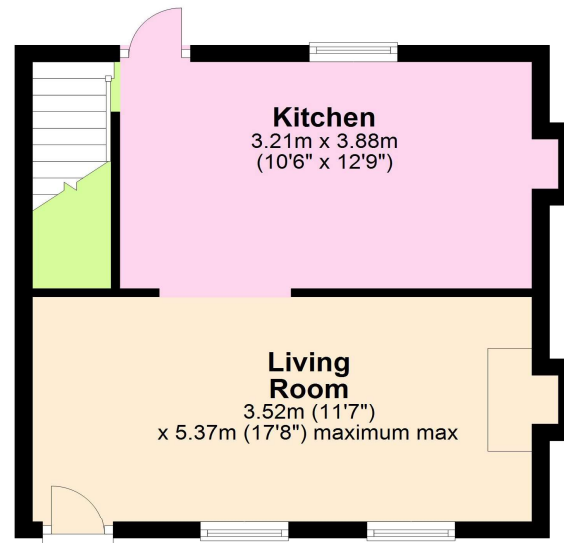
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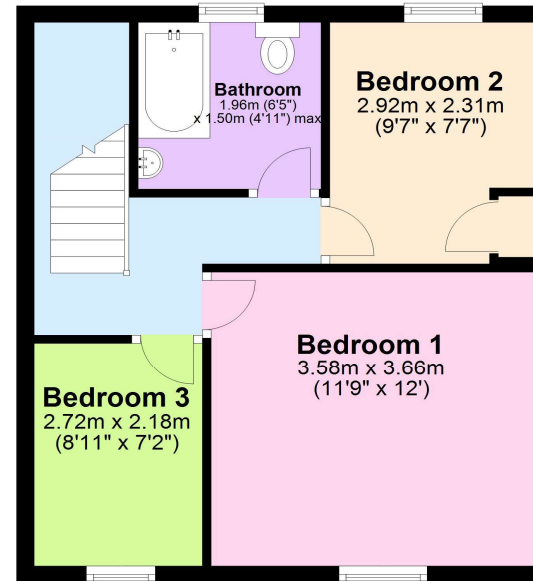
FLOORPLAN



Ground Floor



First Floor



Directions

On foot from Torrington Square proceed up the hill along South Street passing the Co-op and the public car park on your left hand side. At the top as the road bears right into Whites Lane, continue straight on and down the hill into Mill Street where No 42 will be found on your right hand. Alternatively, by car from Torrington take the A386 (New Street) towards Bideford and upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Follow the road through the bends and before Taddiport Bridge, take the left hand turning into Mill Street where No 42 will be found on the left 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 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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and buy your new home...

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