



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

9 Calvesford Road  
Torrington  
Devon  
EX38 7DQ

**Asking Price: £250,000 Freehold**



Changing Lifestyles

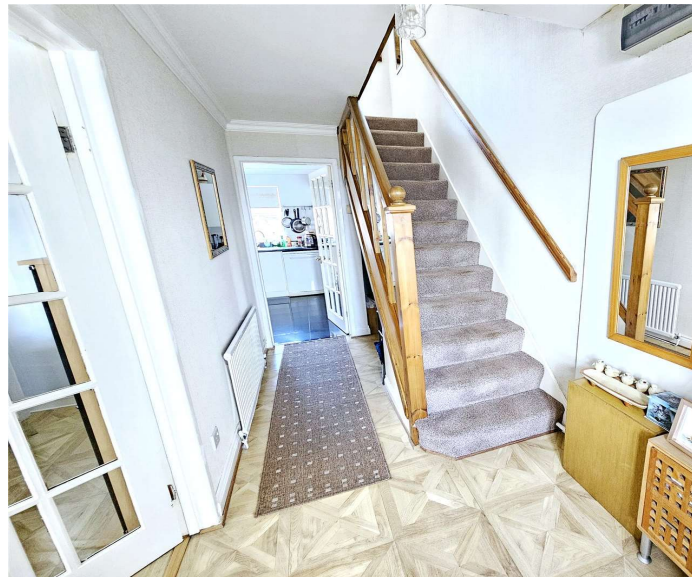
01805 624 426  
torrington@boproperty.com



- Three bedrooms
- Triple glazing to the front
- Good sized kitchen / diner
- Downstairs cloakroom
- Utility room
- Gardens to both front and rear
- EPC: TBC
- Council Tax Band: A



This charming end of terrace house presents a fantastic opportunity for first-time buyers or families seeking a comfortable and modern home. Boasting three bedrooms, this property is bright, well-maintained, and exudes a homely atmosphere. The spacious living areas are perfect for entertaining guests or relaxing with loved ones. The property features a lovely garden, offering a good sized space for outdoor activities or even al fresco dining. Conveniently located, this house provides easy access to local amenities, schools, and transport links. With its clean and inviting interior, this cosy residence is sure to make you feel right at home. Don't miss out on the chance to own this affordable and convenient property that ticks all the boxes for comfortable living. Contact us today to arrange a viewing and make this house your new sanctuary.



In practical terms the property is conveniently located a short skip from the town square where all your grocery needs can be satisfied. Like most of Great Torrington the cottage is on the fringes of Torrington Commons, 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway 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 BLOCK AND RENDER UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS.*

*HEATING: CONVENTIONAL GAS BOILER*

*MAINS WATER - MAINS ELECTRIC - MAINS DRAINAGE - LANDLINE TELEPHONE.*

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

*MOBILE PHONE COVERAGE: IS LIMITED INDOORS AND LIKELY OUTDOORS (SEE OFCOM CHECKER FOR FURTHER INFORMATION) THAT BEING SAID, I HAD NO ISSUES WHEN THERE.*



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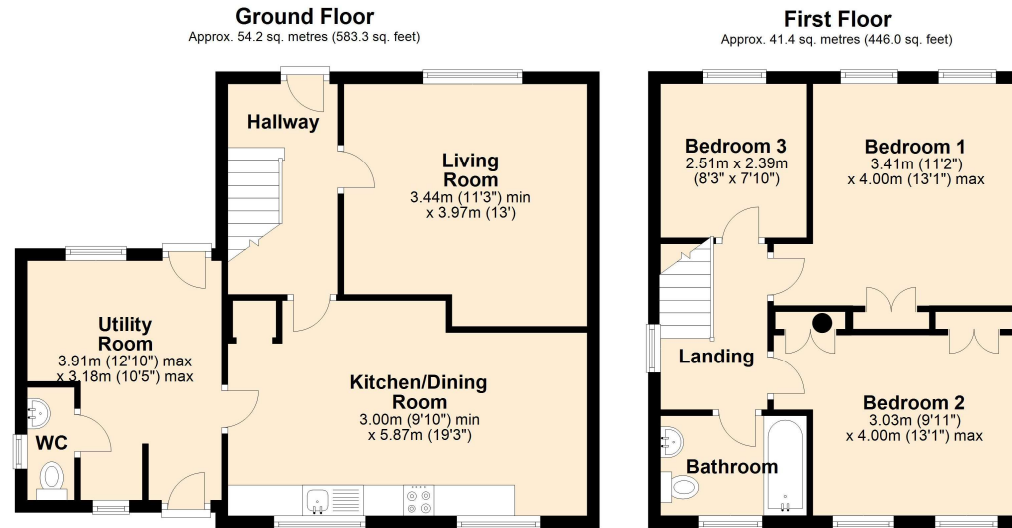
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Total area: approx. 95.6 sq. metres (1029.3 sq. feet)

BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## Directions

From the office by foot or car, continue down Well Street to the A386 turning left towards the petrol station (clearly visible). At the roundabout turn right taking the second exit into Calf Street. Continue to the next round about taking the first exit onto Calvesford Road to where the property is located after a short distance on the left opposite the entrance to the school.

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  
Torrington  
Devon

EX38 8EP

Tel: 01805 624 426

Email: [torrington@boproperty.com](mailto:torrington@boproperty.com)

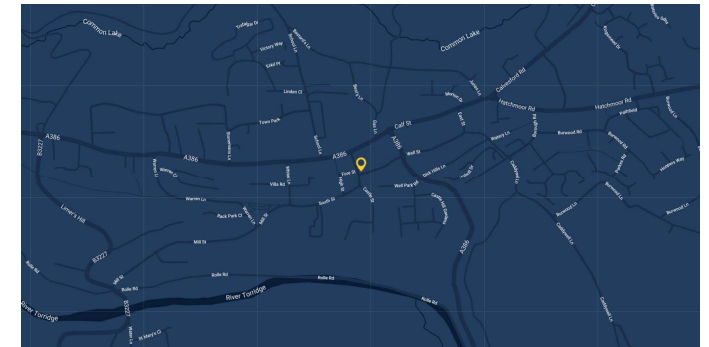
## Have a property to sell or let?

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 a free conveyancing  
quote and mortgage advice.



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