# Hillcommon

South Drive, Torrington, EX38 8DW

O.I.R.O £450,000

Sometimes, position is everything, and this bungalow will not disappoint. Nestled at the end of a private road, the bungalows quiet situation is further enhanced by the superb outlook over Torrington Commons towards the rolling countryside beyond.

Being marketed for the first time in 45 years, the bungalow is believed to date back to c1930s and offers well proportioned accommodation which despite the need for some modernisation, has been well maintained and benefits from uPVC double glazing & gas fired central heating, with the 'Ideal' Logic combination boiler being approximately 2 years old.

From the welcoming entrance hall, doors lead off to the kitchen which overlooks the front of the property and comprises a good selection of cupboards & drawers adjoining work surfaces with inset sink bowl & drainer together with built-in electric oven & 4 ring gas hob.

The living /dining room was originally two rooms and now combined, provides a great space which is flooded with natural light and overlooks the rear garden and beyond to the countryside. A large feature fireplace gives a sense of comfort & cosiness whilst patio doors open onto a timber deck, taking full advantage of the south facing aspect. French doors lead out from the dining area into a sun room which also gives access to the garden.

From the hallway, doors lead off to the 3 bedrooms, 2 being doubles alongside a comfortable single whilst the shower room is fully tiled and has been given a modern makeover including a walk-in shower enclosure with curved screen together with a feature vanity wash basin. In addition, there is a separate WC.

Access to the large loft is via a foldaway ladder and will be found part boarded with a light. This large area does provide scope for conversion, if required, subject to the usual consents.

To the outside, the rear garden is a real feature. Enjoying a south facing aspect, good sized lawns are bordered by established shrubs, bushes & trees whilst a large patio with wooden balustrade provides the perfect space to entertain or purely sit and enjoy the glorious views. For those keen walkers & dog owners, a rear pedestrian gate gives direct access over a rear lane onto Torrington Commons.

Further gardens to the side & front of property are laid to lawn together with raised timber decking, green house, sheds and a pond. The 18' x 9' garage has power & light connected and opens into a workshop area.

## Location

The market town of Torrington offers a good range of local & national amenities including supermarkets, post office, bank and arts centre plus primary & secondary schooling together with good leisure facilities including swimming pool, theatre/cinema & golf course.
The larger towns of Bideford (approximately 6 miles) and Barnstaple (approximately 13 miles) are within easy reach by car, both offering a wider choice of national & high street shops.
The picturesque North Devon coastline at Westward Ho! is approximately 9.5 miles distance with its long sandy beach and is home to England's oldest golf course, The Royal North Devon.
The motorway network at Junction 27 of the M5 is just over an hours drive.

## Need To Know

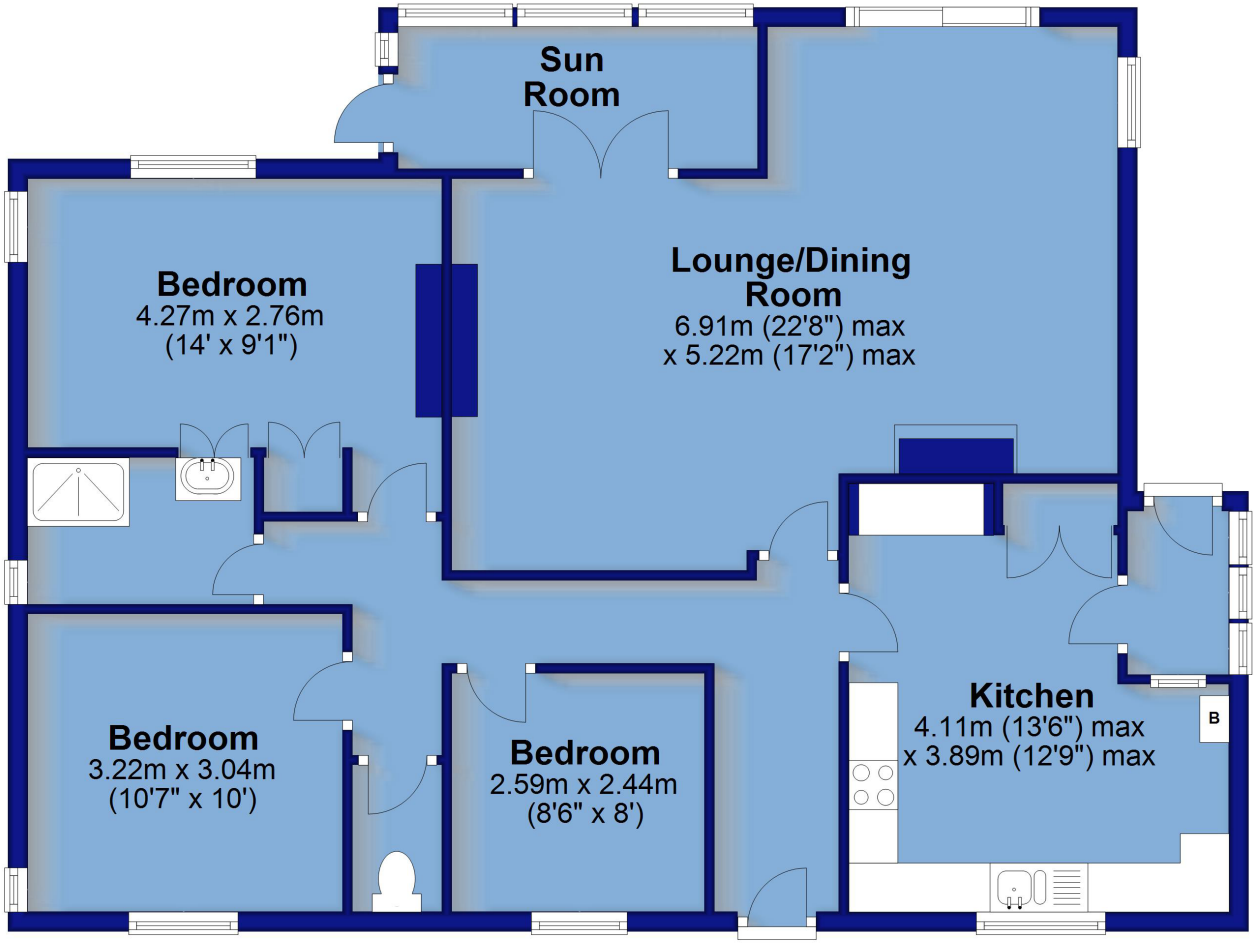
- All Mains Services Are Connected
- Gas Fired Central Heating
- Council Tax: Band D (£2042.25 per annum)
- EPC Rating: C (70)

## Directions

From Bideford Quay proceed towards Torrington on the A386 continuing through Landcross and after approximately 5 ½ miles continue past The Puffin Billy on the left hand side and up to hill into Torrington on New Road. After a short distance, take the third turning on the right hand side, signposted South Drive, where Hillcommon will found at the end of the private road, through black entrance gates.

# Hillcommon

Approx. 107.6 sq. metres (1157.7 sq. feet)




Total area: approx. 107.6 sq. metres (1157.7 sq. feet)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