

51 TRAFALGAR DRIVE, TORRINGTON, EX38 7AD

£250,000

A 3 bedroom modern terraced house offering spacious & well presented accommodation including dual aspect lounge and kitchen/diner with utility room whilst benefitting from uPVC double glazing & gas fired central heating together with low maintenance garden and 2 parking spaces.



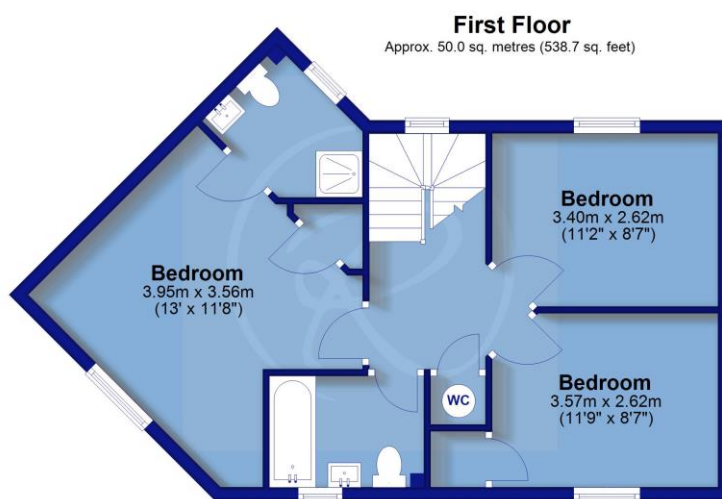
This well presented modern terraced house is conveniently situated within walking distance of the town centre and local schools whilst also having the Torrington Commons nearby, providing over 300 acres of common land popular with walkers & dog owners alike.

Constructed in 2008, the brick elevations provide a pleasant aesthetic and ease of maintenance whilst the corner terrace design results in generous floor space within the accommodation, including a good sized kitchen/diner on the ground floor with utility room off together with dual aspect lounge opening directly to the level rear garden.

From the first floor landing are 3 good sized bedrooms, the spacious master having the benefit of an en-suite shower room and wardrobe fitted with shelving and hanging rails. The family bathroom is equipped with a modern white suite.

Externally the property is fronted with wrought iron railings and stone chippings whilst to the rear, the level enclosed garden comprises of patio & composite decked seating areas. Side gated access leads out to the parking area, with No51 benefiting from 2 allocated off road parking spaces.

**Services:** All mains services are connected  
**Energy Performance Certificate:** TBC  
**Council Tax:** BAND C (£2,145.88 per annum)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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