



25 BURWOOD ROAD, TORRINGTON, EX38 7NE

£240,000

A 3 bedroom semi detached house offering well presented accommodation including modern kitchen, comfortable lounge & conservatory whilst benefiting from uPVC double glazing, gas central heating & PV solar panels together with enclosed garden, tandem garage & ample driveway parking.

Conveniently located and offering well presented accommodation, No25 is a comfortable 3 bedroom semi detached house, ideal for those seeking a family home or first time buy.

The property has been well maintained and benefits from uPVC double glazing & gas fired central heating, with the current Ideal combination boiler being installed in recent years. A further benefit has been the installation of PV solar panels, with a feed-in tariff.

The accommodation comprises a modern kitchen with built-in appliances, together with spacious lounge which flows directly through to a conservatory (with insulated roof) providing both a dining area and play space for children.

Stairs rise to the first floor to 3 bedrooms, with bedroom 1 benefiting from built-in wardrobes. There is a modern bathroom including bath with shower over and side screen.

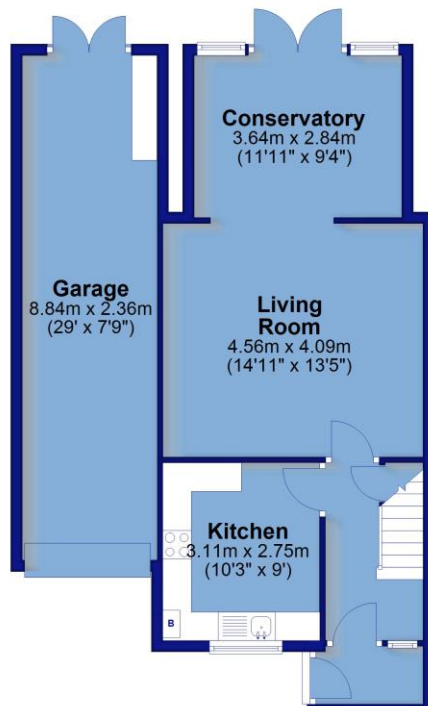
The rear garden is arranged over 2 usable levels of patio and lawn – an excellent space for adults & children whilst the tandem garage has power connected and plumbing for a washing machine.

Services: All mains services are connected
Energy Performance Certificate: B (83)
Council Tax: BAND C (£1,877.65 per annum)



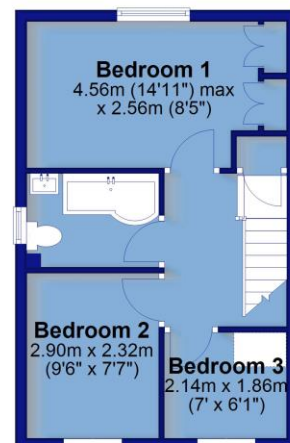
Ground Floor

Approx. 67.5 sq. metres (726.3 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



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.

Office Address

24 The Quay, Bideford, EX39 2EZ

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The Property Ombudsman

