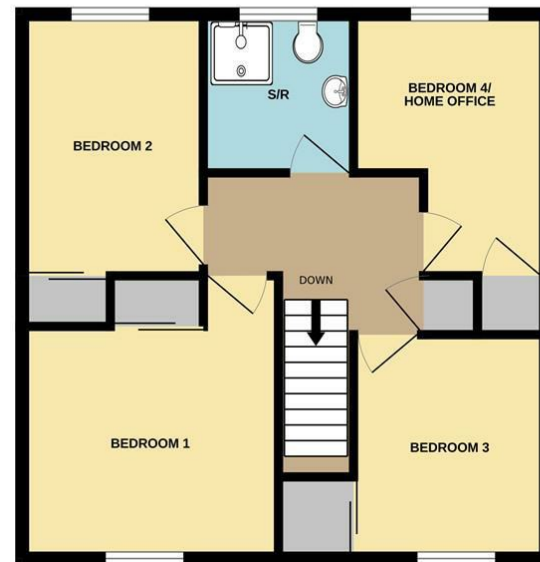


GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



MILL STREET COMMON, TORRINGTON, EX38 8AY

TOTAL FLOOR AREA: 1047 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Upon entering Torrington from Bideford, pass the Puffing Billy and head up Station Hill. At the brow of the hill, turn right towards Taddiport and continue down the hill. As the road bears right, turn left into Mill Street Commons and continue up the hill where the property will be found approximately halfway up on the right hand side.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Wayfarers

Mill Street Common, Torrington, EX38 8AY

- Spacious Detached Home
- In Need Of Modernisation
- Far-Reaching Views
- Well-Planned Accommodation
- Great Refurbishment Project
- Walking Distance To Commons & Town
- Driveway & Garage
- Manageable South-Facing Rear Garden
- No Onward Chain

Asking Price
£295,000



Entrance Hall - This inviting space welcomes you into the home and provides stairs to the first floor.

Cloakroom - Fitted with a low-level W.C and wash basin.

Lounge - 5.99m x 3.41m (19'7" x 11'2") - A spacious reception room with sliding doors to the garden.

Kitchen - 3.45m x 2.87m (11'3" x 9'4") - Fitted with a range of work surfaces comprising a sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in oven and hob, space for an undercounter fridge, space and plumbing for a washing machine or dishwasher, large understairs storage cupboard and door to outside.

First Floor

Bedroom One - 3.78m max x 3.45m max (12'4" max x 11'3" max) - A generous double bedroom with built-in wardrobes, found at the front of the home.

Bedroom Two - 3.22m x 2.36m (10'6" x 7'8") - A good sized double bedroom with built-in wardrobes, found at the rear of the home.

Bedroom Three - 2.88m x 2.57m (9'5" x 8'5") - A further double bedroom with built-in wardrobes, found at the front of the home.

Bedroom Four/Home Office - 3.24m max x 2.59m max (10'7" max x 8'5" max) - A small double bedroom or large single with a built-in wardrobe, found at the rear of the home.

Shower Room - Fitted with a suite comprising a shower, low-level W.C and wash basin.

Outside - The property is approached at the front by a small driveway, leading to the garage. There is access at the side leading to the manageable, South-facing rear garden which has been laid for easy maintenance with paving, flower beds and borders.

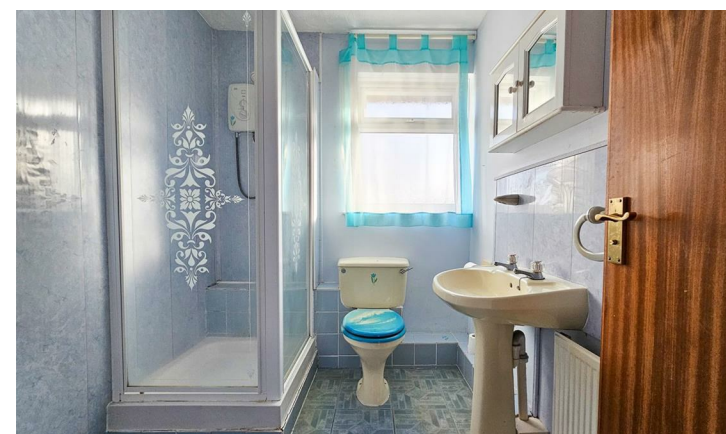
Garage - 5.07m x 2.57m (16'7" x 8'5") - With up and over door, light and power connected.

Agents Note - A vehicle access licence is required to cross the Common's. The Vehicle Access Licences lasts for 10 years and currently costs £248.00.

Nestled on a private road just off Mill Street Common, this well-planned 4 bedroom detached home enjoys far-reaching views and is conveniently located within walking distance of the town. Requiring modernisation and some cosmetic improvement, the property is perfect for those seeking a home to "put their own mark. The property also offers a small private driveway, a large garage and manageable, South-facing rear garden. Within a short stroll of Torrington Commons, with it's woodland walks and offered with no onward chain, this one is not to be missed.

Torrington is a small market town which caters for its residents with a range of local shops and stores, primary and secondary schooling, public houses and restaurants and The Plough Arts Centre. Just to the edge of the town is RHS Rosemoor. Barnstaple, the regional centre of North Devon, is approximately 12 miles distant and provides a convenient route to the M5 motorway along with the Tarka Rail line to Exeter in the South. Bideford is approximately 6 miles distant and provides a traditional pannier market and an array of pubs, shops, banks, a post office, restaurants and a regular farmers market.

The picturesque quayside is still a busy working port with ships regularly seen sailing in and out of the estuary.



Services

All Mains Connected.

Council Tax band

C

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with the Bideford branch on 01237 879797

