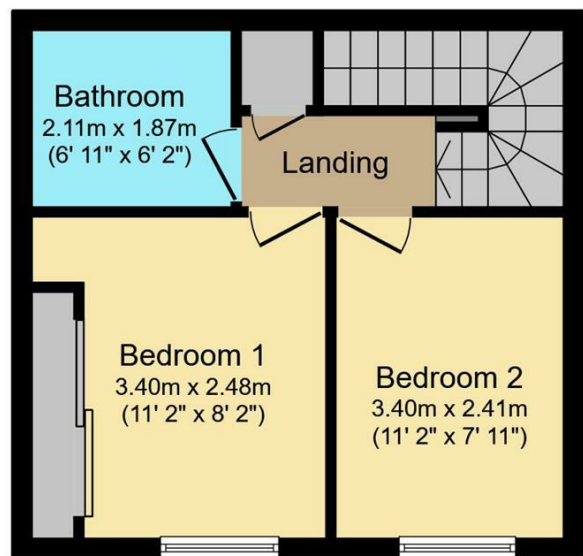


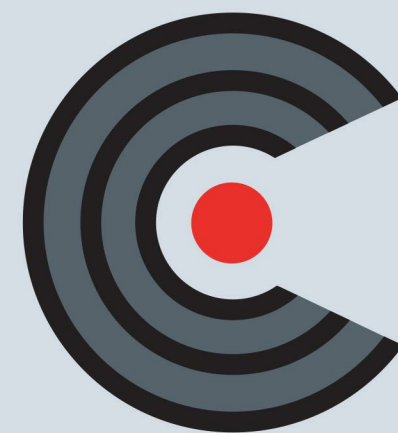
**Ground Floor**  
 Floor area 31.8 sq.m. (342 sq.ft.)



**First Floor**  
 Floor area 30.2 sq.m. (325 sq.ft.)

Total floor area: 62.0 sq.m. (667 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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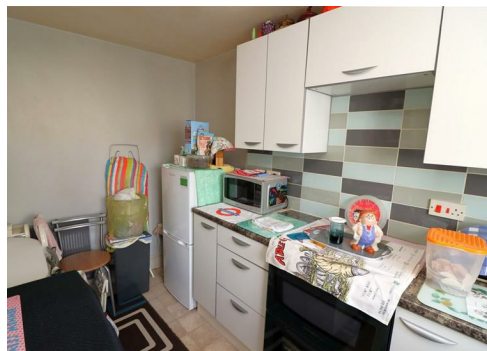
**6 OLD INN MEWS WELL STREET,  
 TORRINGTON, EX38 8EP**

A charming mews style 2 bedroom cottage, situated within a quiet and tucked away position, yet only a short walk away from the wide range of Great Torrington's amenities. Benefitting from the an enclosed courtyard style garden and storage outbuilding.

**£172,000**

COUNCIL BAND A

- CHARACTER MEWS COTTAGE
- SHORT WALK TO A WIDE RANGE OF AMENITIES AND ATTRACTIONS
- QUIET AND TUCKED AWAY POSITION
- LOUNGE
- KITCHEN
- FIRST FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



Chequers Estate Agents are delighted to offer this character mews style cottage situated in a tucked away and quiet location, close to all of the fantastic amenities Great Torrington has to offer. As well as the spacious accommodation, the property benefits from a sunny aspect courtyard style garden and a useful storage outbuilding. This charming and cosy property makes a lovely permanent home, but it could also appeal to investors looking for a great buy to let opportunity, with excellent rental income potential.



The accommodation briefly comprises of a porch, generous lounge, fitted kitchen, first floor bathroom, and two double bedrooms. Complimented by UPVC double glazing and gas central heating. A wonderful home with the convenience of everything you need, virtually on your door step.

#### ENTRANCE PORCH

UPVC double glazed window and entrance door, cloak and boot space, inner door leading to the living room.

#### LIVING ROOM 17'7" X 11'6" (5.37 X 3.51 )

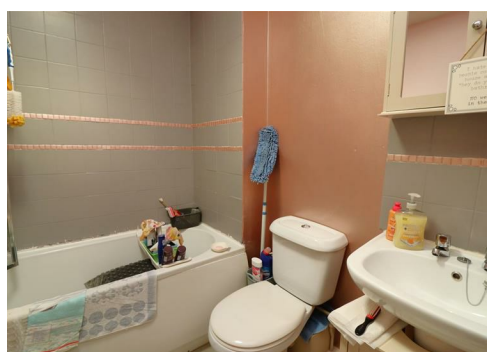
UPVC double glazed window, stairs to first floor, understairs storage cupboard, cosy room with direct access to kitchen, window overlooking the courtyard.

#### KITCHEN 6'7" X 11'1" (2.01 X 3.40 )

UPVC double glazed window to front aspect, range of fitted cupboards and drawers, sink, space for cooker and fridge/freezer, space for small table and chairs, worktop surfaces and plumbing for dishwasher.

#### FIRST FLOOR LANDING

Airing cupboard, fitted carpet, loft hatch.



#### BATHROOM 6'11" X 6'1" (2.11 X 1.87 )

Bath with shower over and screen, W.C, pedestal hand basin, fitted cabinets, vinyl flooring.

#### BEDROOM ONE 11'1" X 9'3" (3.40 X 2.84 )

A double bedroom with UPVC double glazed window to front aspect, radiator, fitted wardrobe with sliding mirror doors, fitted carpet.

#### BEDROOM TWO 11'1" X 7'10" (3.40 X 2.41 )

A double bedroom with UPVC double glazed window to front aspect, radiator, fitted carpet.

#### OUTSIDE

The property benefits from its own private garden, with plenty of room to put out some garden furniture, along with pot plants. The courtyard is enclosed with a gate providing pedestrian access. There is also a very useful stone outbuilding, which provides excellent storage. The garden is a great space to relax with a book or a drink, along with entertaining friends, or pets to potter.

#### NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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 important matters which are likely to affect your decision to buy, please contact us before viewing the property.