



5 Calf Street, Torrington, EX38 8EQ

£265,000

Beautifully updated family home offering five bedrooms, three reception rooms, modern kitchen, and a private enclosed garden.

Description

In the very heart of Great Torrington, this attractive double-fronted home combines character, space and modern living to create a truly special family residence.

Beautifully presented throughout, the property offers five bedrooms, generous living areas and a private enclosed garden – a rare find in such a central and sought-after location.

The current owners have thoughtfully upgraded the home with a stylish navy kitchen with breakfast area, contemporary bathrooms, a new boiler, windows, redecoration and partial rewiring, giving buyers complete peace of mind.

Step inside and you'll discover a welcoming hallway leading to two versatile reception rooms, a handy ground-floor wet room, and the impressive kitchen designed for both family living and entertaining. Upstairs, a spacious landing gives access to four well-proportioned double bedrooms (two with fitted wardrobes), a flexible fifth bedroom or home office, and a luxurious four-piece family bathroom featuring a freestanding bath and double shower.

Outside, the garden has been cleverly landscaped with paving and artificial lawn, making it low-maintenance and perfect for entertaining, while still offering the option to reinstate grass if preferred.

This is a fantastic opportunity to secure a home that blends period charm with modern comfort, all just moments from the amenities of Great Torrington town centre.

Agent's Note: Includes a small flying freehold.

Lounge 17'4" x 11'7" (5.30 x 3.54)



Dining Room 12'5" x 8'8" (3.79 x 2.66)



Kitchen 12'0" x 11'5" (3.68 x 3.50)



Breakfast Room 10'7" x 7'6" (3.24 x 2.31)



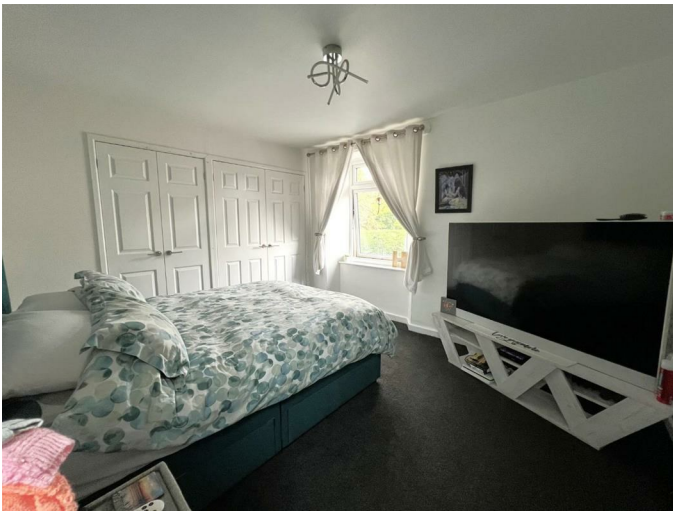
Wet Room



Bedroom 3 12'5" x 9'6" (3.80 x 2.90)



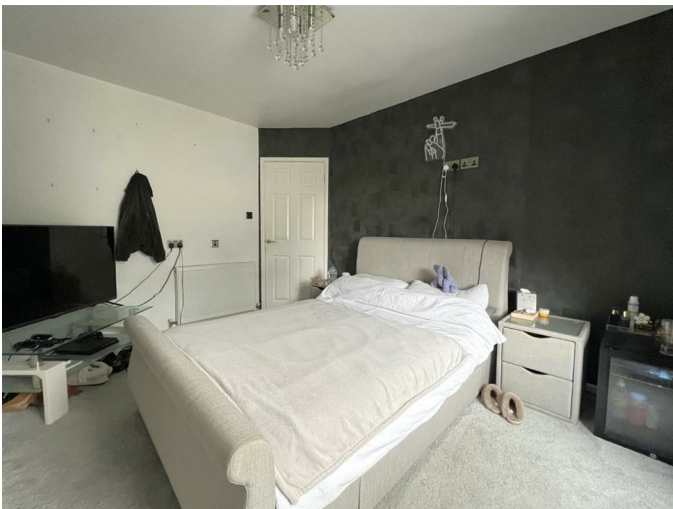
Bedroom 1 10'4" x 13'0" (3.17 x 3.97)



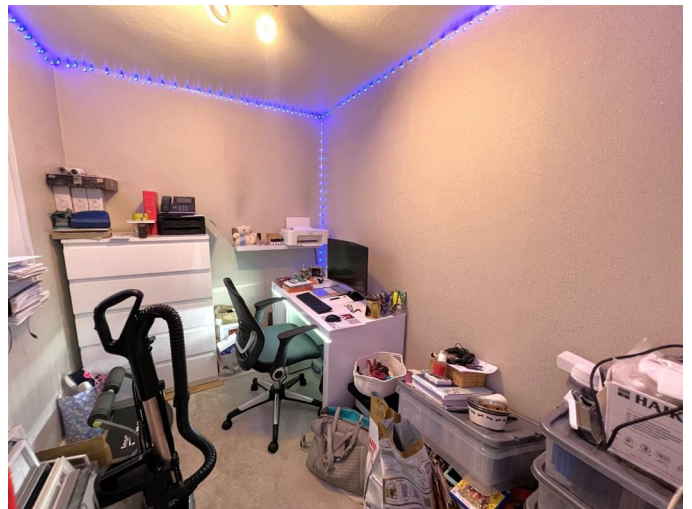
Bedroom 4 12'2" x 9'8" (3.72 x 2.95)



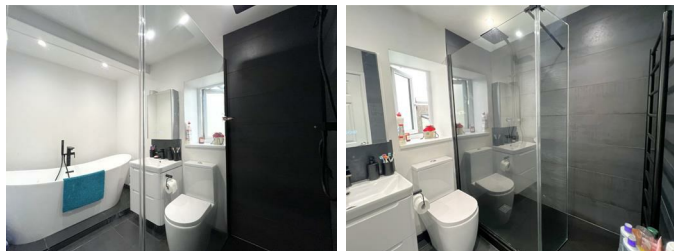
Bedroom 2 12'6" x 9'9" (3.82 x 2.98)



Bedroom 5 / Office 6'5" x 9'7" (1.97 x 2.94)



Bathroom 10'2" x 6'10" (3.12 x 1.86)



Garden



Information

Age - 1800s

Tenure - Freehold. The property does have a small flying freehold under a section of the upstairs bathroom.

Heating - Mains Gas Central Heating via Combi Boiler

Water - Currently electric mains

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band B

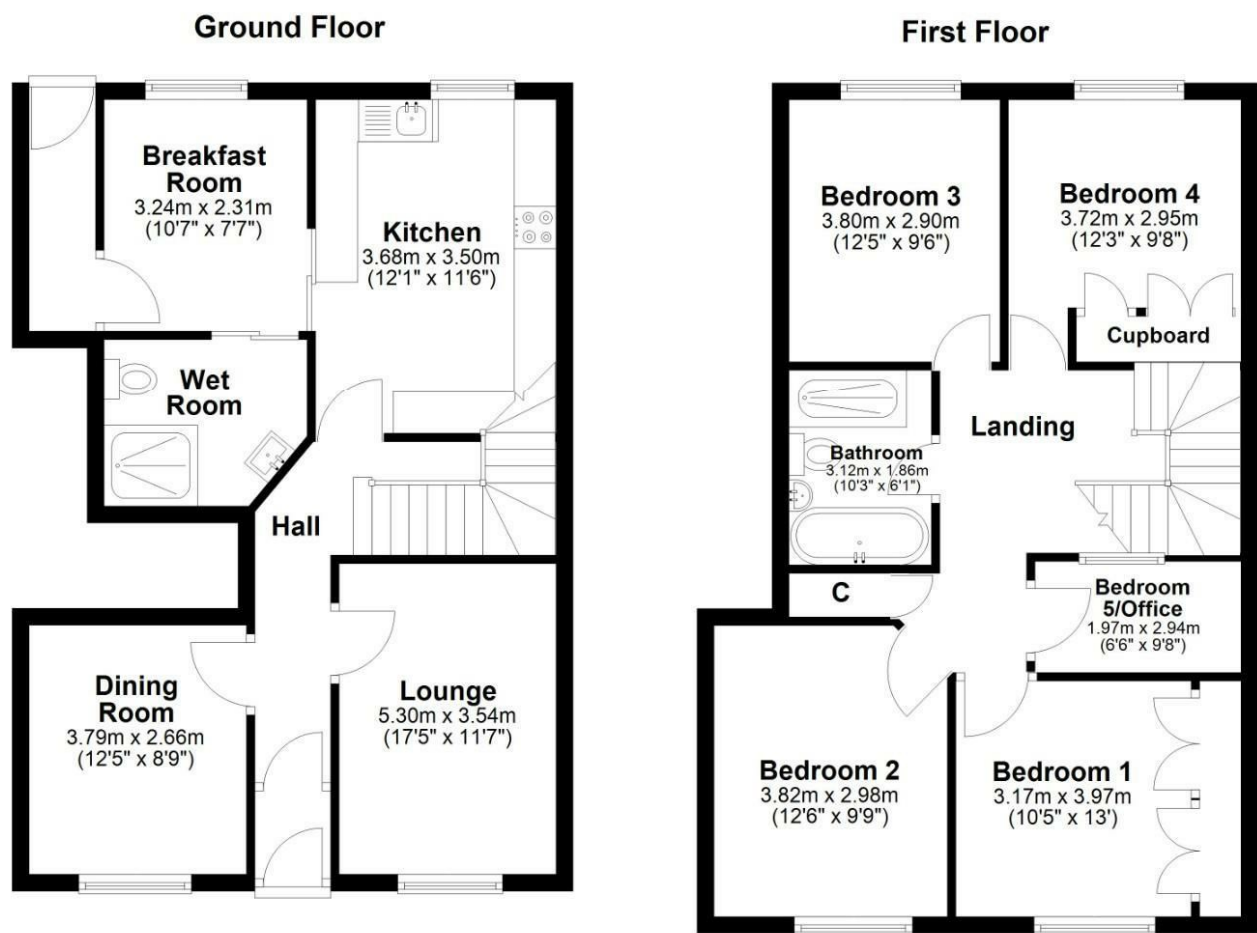
EPC Rating - E

Seller's position - In process of buying another property

Note

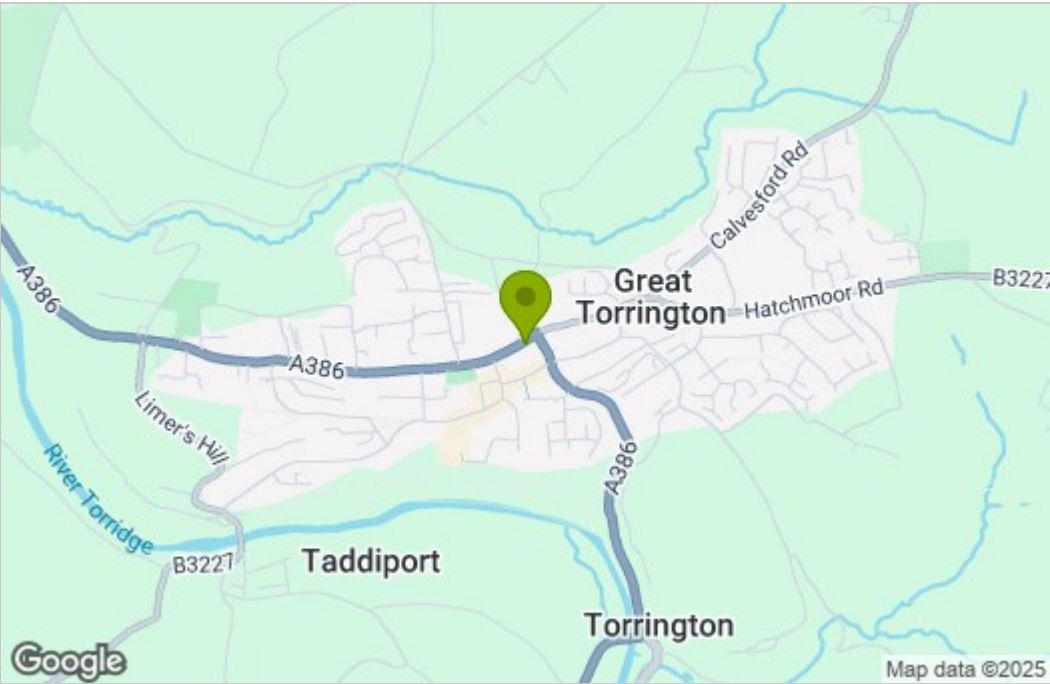
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should 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.

Floor Plan

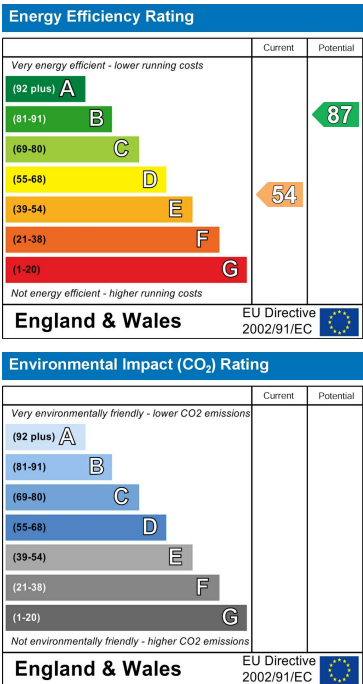


5 Calf Street, Torrington

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.