



91 New Street, Torrington, EX38 8BT

£128,500

Priced to Sell Quickly – No Onward Chain

A deceptively spacious two-bedroom home within level walking distance of Torrington town centre, offering generous living space, a large kitchen/dining room, separate utility, and a useful block-built outbuilding. With no onward chain and competitively priced, this is an excellent opportunity for first-time buyers, downsizers, or investors.

Description

Conveniently situated within level walking distance of Torrington town centre and its array of amenities, this quirky yet deceptively spacious two-bedroom home presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Stepping inside, the property offers a generously sized sitting room, leading through to a large kitchen/dining room, perfect for entertaining or family meals. A separate utility room provides additional convenience and storage space.

Upstairs, there are two well-proportioned bedrooms and a family bathroom, completing the well-balanced accommodation.

Externally, the home benefits from a block-built outbuilding, offering excellent potential for a workshop or additional storage.

With no onward chain, this charming home is ready for its next owners to make it their own. Early viewing is highly recommended!

Living Room 15'3" x 12'10" (4.66 x 3.93)

Kitchen / Diner 10'4" x 14'2" (3.17 x 4.34)

Bedroom 1 15'10" x 11'7" (4.85 x 3.55)

Bedroom 2 6'2" x 10'2" (1.88 x 3.10)

Outbuilding



Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £775pcm, subject to any required works and compliance with legal obligations (accurate as of April 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal

valuation will be necessary to provide an accurate market appraisal.

Information

Tenure - Freehold

Heating - Gas central heating

Drainage - Mains

Windows - UPVC double glazed throughout

Council Tax - Tax band A

EPC Rating - C 71 - Potential to be B 89

Nearest Primary School - Great Torrington Bluecoat Church of England School (0.52 miles)

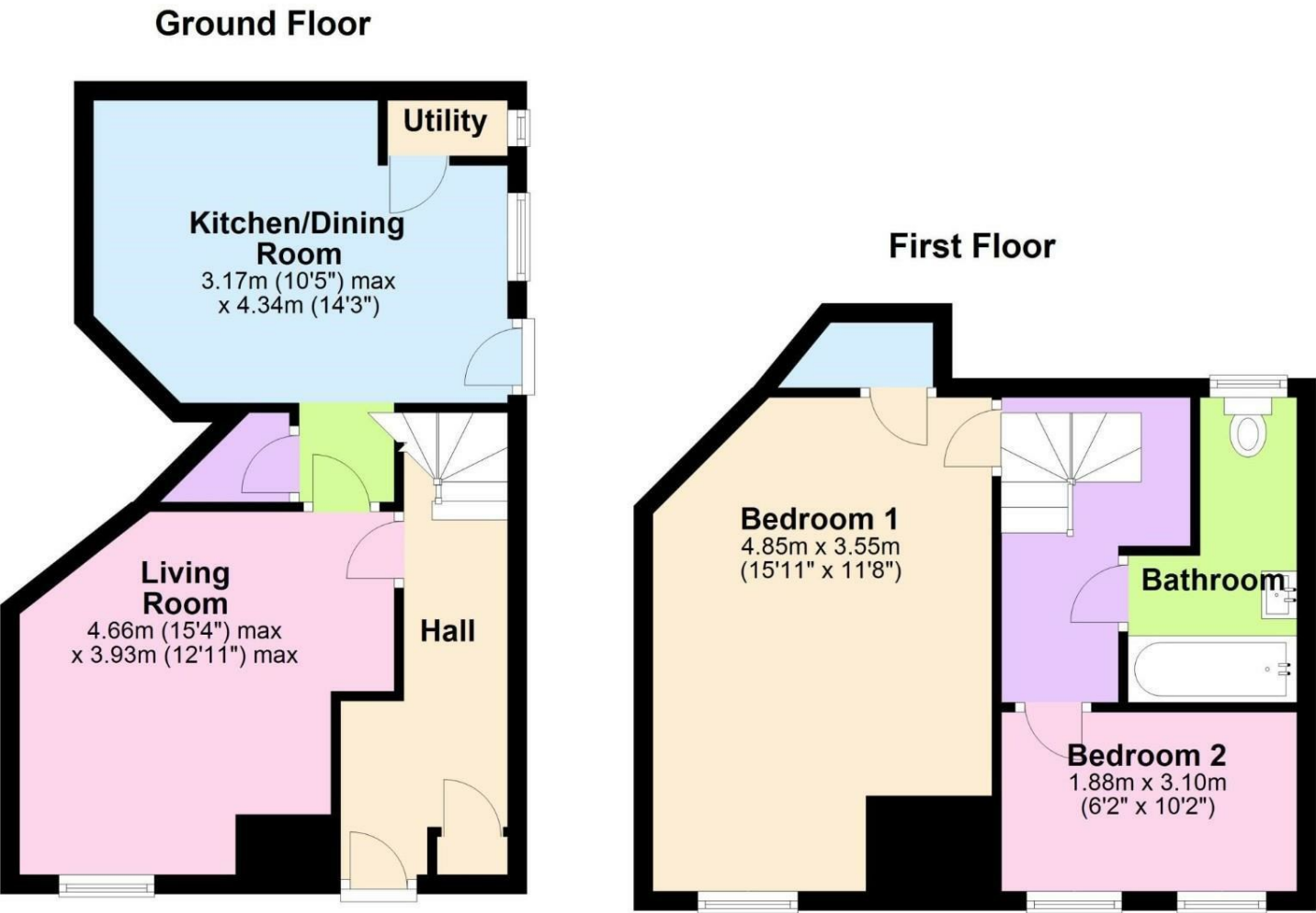
Nearest Secondary School - Great Torrington School (0.67 miles)

Seller's position - Vacant possession with no onward chain

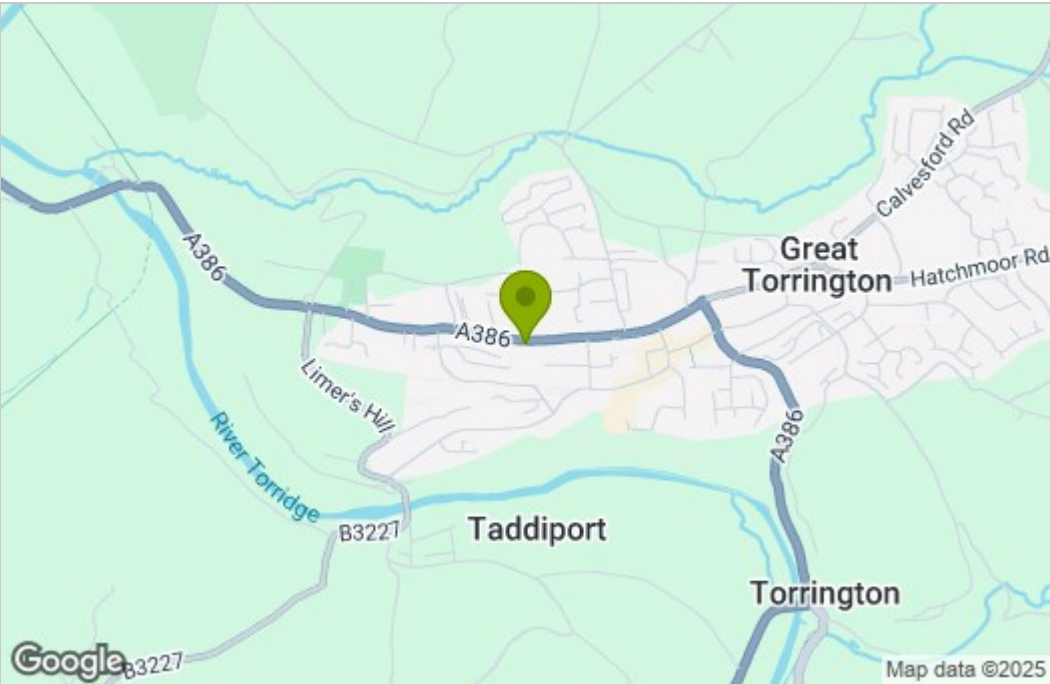
Note

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.

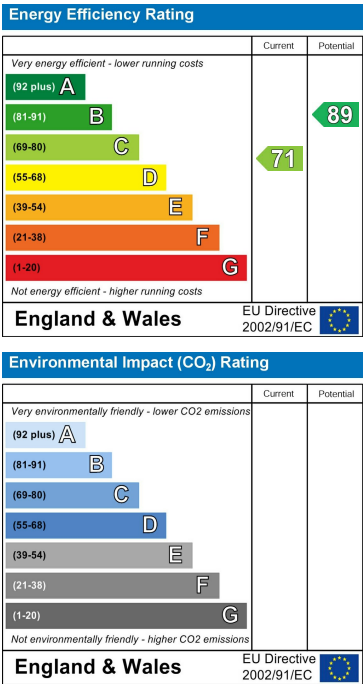
Floor Plan



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.