

RPRS

CONTACT

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FOR SALE

£315,000

A four bedroom detached family home in Great Torrington

ADDRESS

37 Morton Drive,
Torrington,
EX38 7AS

SIZE

116.54 m² (1,253 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Four bedroom detached house
- + Modern construction
- + Scenic outlook
- + Two reception rooms
- + Kitchen diner
- + Master bedroom ensuite
- + Utility room
- + Enclosed rear garden
- + Off street parking
- + Detached single garage
- + Utility room
- + Freehold

OVERVIEW

The property is a four bedroom detached home located in the market town of Great Torrington, North Devon.

The ground floor of the property comprises an entrance hall, WC, two reception rooms, a utility room and a kitchen diner with patio doors out into the enclosed rear garden. The first floor comprises a family bathroom and four bedrooms with the master bedroom having ensuite facilities.

Externally, there is a rear garden, a detached single garage and driveway.

LOCATION

The property is situated on Morton Drive in the popular market town of Great Torrington, North Devon. The town offers a good range of local amenities including independent shops, supermarkets, cafés, public houses, schools and leisure facilities, together with a traditional town centre serving the surrounding rural communities.

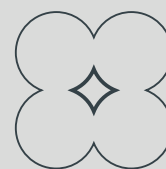
Great Torrington occupies an attractive position above the River Torridge and is surrounded by rolling North Devon countryside, including the extensive Torrington Commons, providing excellent opportunities for walking and outdoor recreation. The nearby towns of Bideford and Barnstaple provide a wider range of shopping, leisure and employment facilities, while the North Devon coastline is also readily accessible.

Road connections provide access towards Barnstaple, Bideford and the A361 North Devon Link Road, connecting the area with the M5 and wider regional network. Overall, the location combines the character and amenities of an established market town with convenient access to the countryside and North Devon coast.

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ACCOMMODATION

TOTAL 116.54 m² 1,253 ft²
Approx. gross internal floor area

SERVICES

We understand the property has electricity, gas, water and drainage. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is rated D by Torridge Council. Interested parties should make their own investigations.

TENURE

Freehold

GUIDE PRICE

£315,000

VIEWING

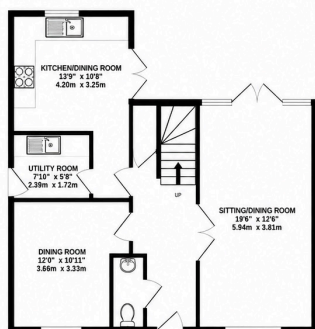
Please contact sole selling agents:

RPRS - 0203 148 7500 - property@rprs.co.uk

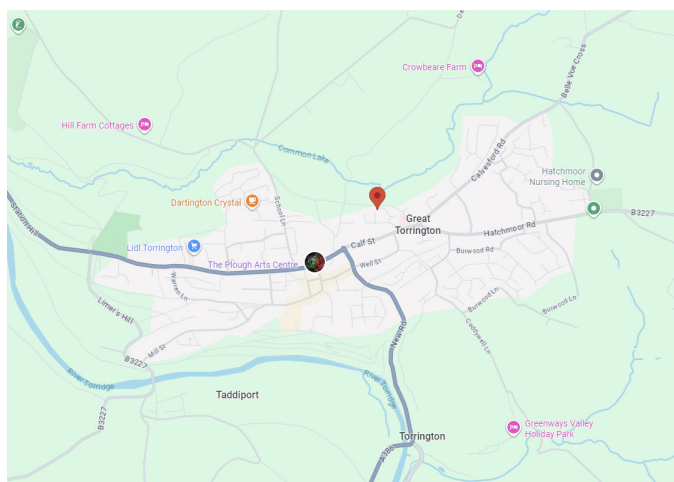
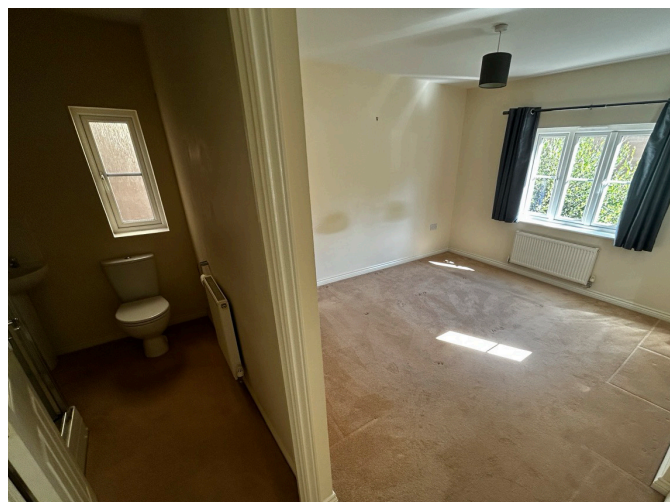
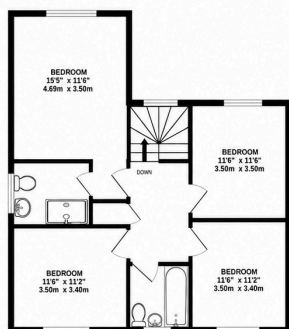


FLOOR PLANS

GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: August 2026