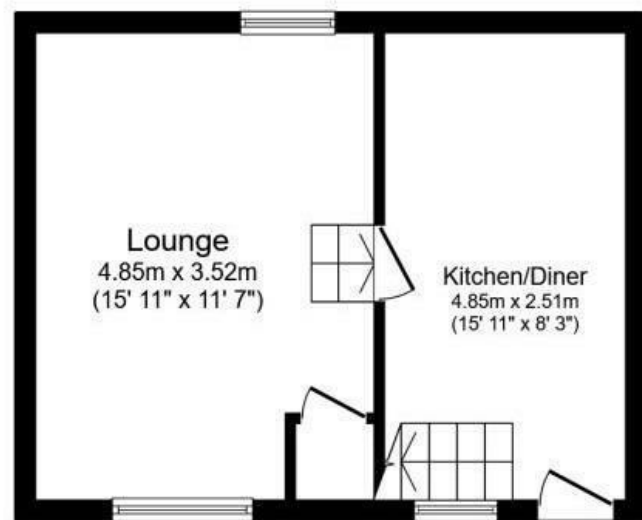
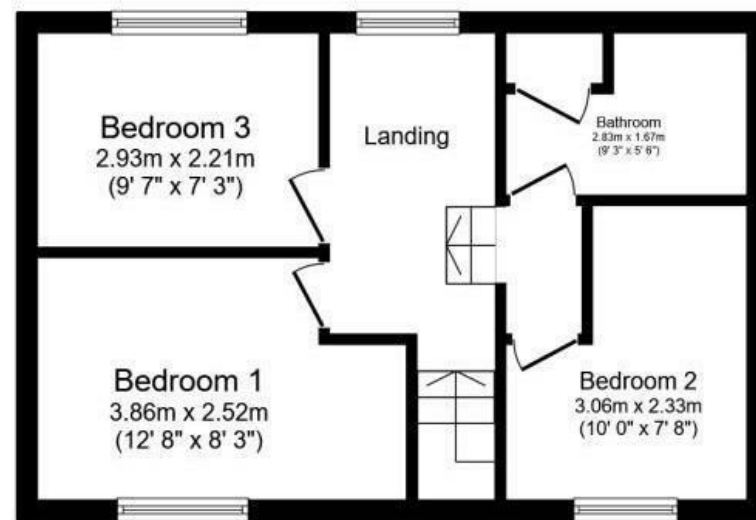




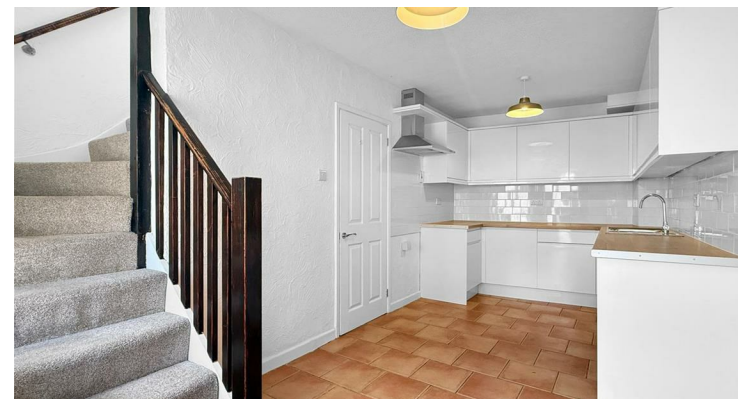
Ground Floor



First Floor

Total floor area 65.5 m² (705 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



3 Bed Maisonette - Garden

Hunters View, 30 Well Street, Torrington, EX38 8EP

£155,000

- Grade II Listed Maisonette
- Three double bedrooms
- Investment opportunity or ideal first-time buy
- Share of Freehold with remainder of a 999-year lease (from 1989)
- Modern, well-equipped kitchen
- No onward chain
- Spacious accommodation throughout
- Attractive communal courtyard

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Directions

Proceed to Torrington on the A386, keep going straight until you reach a mini roundabout (garage on opposite side) turn right and then take the first right into Well Street and immediately the property will be found on your right hand side.

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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Overview

Hunter’s View is a charming Grade II listed maisonette, tucked away just moments from Torrington town centre with its welcoming pubs, eateries, and amenities.

The property offers bright and spacious living accommodation across two levels, including three generously sized double bedrooms, a modern fitted kitchen, and a cosy lounge overlooking the front courtyard.

Outside, a communal courtyard provides a pleasant seating area and easy access to Well Street. With its central location and versatile layout, Hunter’s View will appeal to first-time buyers and investors alike.

The property is entered via a welcoming entrance hall, which leads through to the main living spaces. The kitchen is both stylish and practical, fitted with a matching range of wall and base units, a built-in cooker with hob and extractor, sink with drainer, and space for essential appliances including a washing machine and fridge freezer.

The lounge provides a comfortable and inviting living area, enjoying views over the communal courtyard to the front.

There are three well-proportioned bedrooms in total. Bedroom one is a spacious double with a window, while bedroom two offers another generously sized double. Bedroom three is equally versatile, making an ideal third bedroom, guest room, or home office to suit modern living needs.

Services

All mains connected

Council Tax band

A

EPC Rating

D

Tenure

Leasehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Room list:

Kitchen

4.85m x 2.51 (15'10" x 8'2")

Lounge

4.85m x 3.52m (15'10" x 11'6")

Bedroom 1

3.86m x 2.52m (12'7" x 8'3")

Bedroom 2

3.06m x 2.33m (10'0" x 7'7")

Bedroom 3

2.93m x 2.21m (9'7" x 7'3")

Bathroom

Outside

The bathroom is fitted with a white three-piece suite comprising a WC, wash basin, and bath with shower over.

In terms of services, all mains are connected, with the property benefiting from electric heating. The lease is the remainder of a 999-year term that commenced in 1989, with a service charge currently set at £75 per month, covering building insurance and communal area maintenance. The maisonette also benefits from a share of the freehold, which is held collectively with five other properties.

For investors, the property is currently let on an assured shorthold tenancy, generating £750 per calendar month. For those seeking immediate occupancy, it is offered with no onward chain and vacant possession available.

