



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Well Presented Town Centre House

152 New Street, Torrington, EX38 8BU

Guide Price

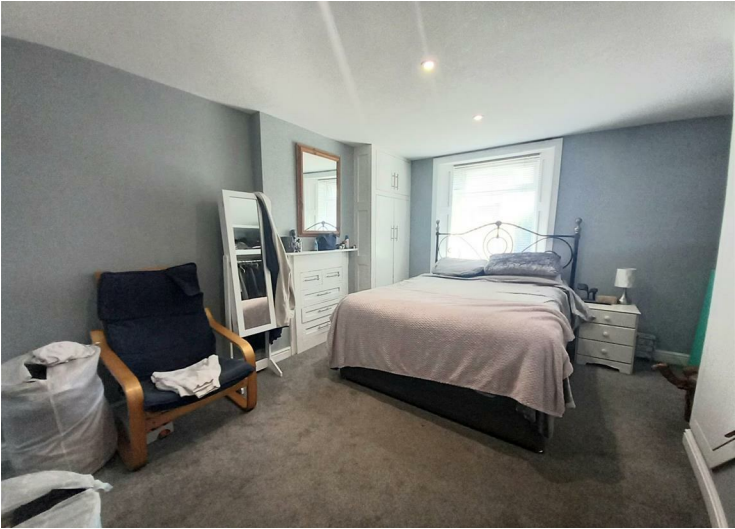
£230,000

- Mid Terraced Period House
- Deceptively Spacious
- 3 Bedrooms
- PVC Double Glazing
- Gas Radiator Central Heating
- Long Rear Garden
- Level to Town Centre
- 24' Living Room
- An Ideal Family Home!!!

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

Centrally set within the ever popular North Devon market town of Torrington, affording easy level access to the town centre amenities is 152 New Street - a well presented mid terraced extended period house with deceptively spacious adaptable accommodation on 2 storeys, boasting PVC double glazed and gas centrally heated accommodation, along with a wealth of charm and character. This well presented property is considered to be ideally suited to provide a most comfortable family residence - your early internal inspection is advised to avoid disappointment!

Briefly the accommodation provides a welcoming entrance hall, with a staircase to the first floor accommodation, and leading to a living room, approximately 24' in length, with 2 feature fireplaces, one working, and one currently housing a non functional wood burner, and having storage facilities, beyond which is a generous sized kitchen/diner with modern fitted units providing ample storage, and some integral appliances, with double doors leading to a garden room with access to the rear garden, off of which is a useful ground floor WC, and a laundry cupboard, having space and plumbing for laundry appliances. To the first floor is a spacious landing, leading to 3 bedrooms, each with fitted wardrobes, with the master having an en-suite shower room. A family bathroom (also housing the gas fired boiler serving the domestic hot water and central heating systems), with a 3 piece suite serves the other 2 bedrooms.

Torrington is one of North Devon's market towns, offering a selection of independent retailers and schooling for all ages. Within easy walking distance are 365 acres of accessible common land, ideal for walking, cycling etc. The port town of Bideford, located on the banks of the River Torridge and offering a wider range of amenities, is approximately a 15-minute drive away. Nearby are the former fishing village of Appledore and the coastal resort of Westward Ho!, known for its long sandy beach. Barnstaple, North Devon's regional centre, providing the area's main shopping, business and commercial facilities, is approximately 20 minutes by car.

Services
All Mains Services Available

Council Tax band
A

EPC Rating
C

Tenure
Freehold

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



Outside

To the front of the property, on road parking is available - unrestricted opposite the house, and restricted directly in front. Additional parking is available in the vicinity. To the rear is a long enclosed garden, comprising of a brick paved patio, lawned area, kitchen garden, seating area, and various useful store sheds.



Room list:

Entrance Hall

Living Room
7.47m x 3.96m maximum (24'6" x 13' maximum)

Kitchen/Diner
4.57m x 3.96m (15' x 13')

Garden Room
2.95m x 2.21m (9'8" x 7'3")

Ground Floor WC

Laundry Cupboard

Master Bedroom
3.96m x 3.05m minimum (13'52 x 10' minimum)

En-Suite Shower Room

Bedroom 3
3.35m x 1.91m (11'82 x 6'3")

Bedroom 2
4.57m maximum x 1.91m minimum (15' maximum x 6'3" minumum)

Family Bathroom